

CITY COUNCIL REPORT



MEETING DATE: December 13, 2005

ITEM NO.

5

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Scottsdale Healthcare - 46-ZN-1990#16 and 21-UP-1995#3

REQUEST

Request:

1. To rezone 2.9+/- acre parcel from Planned Community District with Central Business District comparable uses (C-2 PCD) to Planned Community District with Commercial Office comparable uses (C-O PCD) with amended development standards on a 10.5+/- acre parcel located at the northeast corner of 73rd Street and Thompson Peak Parkway.
2. To amend the previously approved conditional use permit on 14.5 +/- acres located at the northeast corner of 73rd Street and Thompson Peak Parkway.
3. To adopt Ordinance No. 3652 affirming the above rezoning and amended development standards.
4. To adopt Resolution No. 6794 affirming the amendment to the conditional use permit.

Key Items for Consideration:

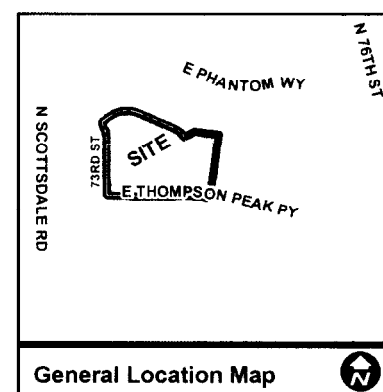
- This request increases the land area to be used for a previously approved hospital.
- The previously approved hospital building height of 48 feet has not changed.
- Amended standards for FAR, building volume and open space.
- Surrounding streets have been designed to accommodate the anticipated traffic, and intersection improvements will help mitigate traffic impacts.
- There is an existing development agreement between Grayhawk Community Association and the Medical Partnership.
- The nearest residence is approximately 300 feet away from the hospital site.
- There have been neighborhood concerns regarding the hospital activity, including noise, traffic and building height.
- Planning Commission recommended approval as amended, 6-0.

Related Policies, References:

- 46-ZN-1990#1-15 approved the Core North/Grayhawk master zoning plan and various amendments.
- 21-UP-1995 approved a Conditional Use Permit for a hospital

OWNER

Scottsdale Healthcare Realty Corp
480-675-4135



APPLICANT CONTACT Stephen Earl
Earl Curley & Lagarde PC
602-265-0094

LOCATION 20255 N Scottsdale Rd

BACKGROUND

Zoning.

The hospital site is a portion of a larger master planned community for Core North/Grayhawk, and part of an original 43-acre site rezoned from Single Family Residential (R1-35) to Planned Community District with Commercial Office comparable uses (PCD C-O) (Case 46-ZN-1990). The original intent of the development plan was to designate much of this area as an office/medical campus.

In 1995, the development plan was further refined with the approval of a Conditional Use Permit for a 48-foot tall hospital on 12.5 acres (Case 21-UP-1995). Under the existing zoning approvals, the 12.5-acre parcel could develop as the hospital use with a range of services including emergency room care, outpatient surgery, laboratory facilities, recovery care, and a helipad. A portion of this property, located east of Scottsdale Healthcare Drive, was developed with two medical offices, leaving the 7.6 remaining acres west of Scottsdale Healthcare Drive to develop as a hospital under the approved use permit.

Also in 1995, approximately 2.9 acres were rezoned Planned Community District with Central Business District comparable uses (PCD C-2) to allow retail, restaurants, office or hotel uses ancillary to the approved hospital (Case 46-ZN-1990#5). The PCD C-2 District does not allow hospitals.

General Plan.

The General Plan Land Use Element designates the property as Office. This category includes offices and related uses that typically have more than one story and may have underground parking.

Context.

This property is located in the planned medical campus near the southwest corner of the Grayhawk Master Planned Community. Streets surround the proposed hospital, including Thompson Peak Parkway to the south, Scottsdale Healthcare Drive to the east and north and 73rd Street to the west. There are two 2-story medical office buildings located on the east side of Scottsdale Healthcare Drive, and more medical office buildings are planned on the north side of Scottsdale Healthcare Drive. A 2-story office building is also located to the west between 73rd Street and Scottsdale Road. To the south is vacant land planned for the multi-story "Stacked 40s" mixed-use development. To the southeast is an existing 3-story senior living complex.

Adjacent Uses or Zoning:

- North Vacant, planned for hospital, zoned PCD C-O District
- South Vacant, planned for mixed use project (Stacked 40s), zoned PCD, PRC District
- East Vacant and offices, planned for hospital and medical offices, zoned PCD C-O District

- West Offices, zoned PCD C-O District

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

This request will allow the hospital to use an additional 2.9 acres to consolidate 10.5-acres of land south and east of Scottsdale Healthcare Drive for the hospital.

This request consists of three parts:

- 1) Rezone the 2.9 acres of PCD C-2 zoned parcel back to the PCD C-O zoning.
- 2) Amend the hospital use permit so that it includes the 2.9 acres being rezoned to allow the proposed hospital on the consolidated 10.5 acres.
- 3) Amend the development standards pertaining to Floor Area Ratio (FAR) to allow the proposed hospital on the 10.5 acres.

Amended Development Standards.

The proposed amended development standards would allow for the increased building size, including a parking structure necessary to accommodate the hospital and are outlined in the table below.

PCD C-O Standard	Required	Amended
Floor Area Ratio (FAR)	Net lot area X 0.6 275,912 sq.ft. allowed	Net Lot area X <u>0.7</u> 321,897 sq.ft. allowed 316,000 sq.ft. provided
Volume	Net lot area X 7.2 3,310,948 cu.ft. allowed	Net Lot area X <u>13.7</u> 6,299,999 cu.ft. allowed 5,056,000 cu.ft. provided
Open Space	Net lot area X 0.15 and Net lot area X .005 X 36 151,752 sq.ft. required	Net lot area X 0.15 and Net lot area X .004 X 36 135,197 sq.ft. required 147,196 sq.ft. provided

Development Information.

- *Existing Use:* Vacant
- *Proposed Use:* Hospital and medical campus
- *Parcel Size:* 2.9 acres to be rezoned
10.5 acres for hospital (Parcel 1)
- *Building Height Allowed:* 75 feet for hospital (Parcel 1)
30-36 feet for other buildings
- *Building Height Proposed:* 48-feet for hospital (Parcel 1)
24-36 feet for other buildings
- *Building Floor Area Proposed:* 316,000 sq.ft. for hospital (Parcel 1)
- *Hospital Beds Approved:* 120 beds (per case 21-UP-1995)
- *Hospital Beds Proposed:* 184 beds
- *Parking Required:* 184 spaces
- *Parking Provided:* 500 spaces for hospital

895 total spaces planned for medical campus (Parcels 1, 2, and 3)

IMPACT ANALYSIS**Land Use.**

The approved hospital use permit will allow 7.6 acres to develop as a hospital with a helipad. The adjoining 2.9-acre PCD C-2 parcel that is the subject of the rezoning and Conditional Use Permit amendment portions of this request could develop into restaurant, retail, hotel or medical offices. The C-2 zoning was placed on the property back in 1995 since it was envisioned at that time that there would be a need for support retail, hotel and restaurant uses in conjunction with the hospital. Since 1995, the range of medical services needed for this area has expanded, thus requiring a larger site to accommodate these services. While the PCD C-2 District does not allow hospitals, it also permits uses such as laboratories, medical imaging offices and emergency medical care clinics (without overnight bed facilities). The rezoning and conditional use permit modification will allow the entire 10.5-acres to be used as a hospital.

Open Space/Setbacks.

There is a 50-foot landscaped buffer between the medical campus and the single-family homes to the north and east. There will also be a 40-foot landscaped setback along Thompson Peak Parkway.

There is a 110-foot setback between the existing 2-story medical offices on the east side of the property and the single-family homes to the east. There is a similar setback planned to separate the single-family homes from the future 2-story medical offices to the north. The proposed hospital site will be approximately 300 feet away from the nearest single-family residence.

Amended Development Standards.

The amended development standards pertain to the size of the proposed hospital on the 10.5 acres (Parcel 1). The hospital size is dictated by the hospital programming needs and the need to create and secure a clean interior building environment. Although the hospital will only be three levels in height, the facility requires complex mechanical units that cause the bulk and size of the building to increase. Further, the hospital will be providing structured parking for the facility, which increases the building mass on the site. The open space requirement has also been slightly adjusted to maximize flexibility in site planning and positioning of the various building components. Amending the development standards as proposed will allow the flexibility to accommodate the increase building size and mass necessary for the hospital.

Although the applicant requests flexibility in the size, bulk and open space requirements, there also exists a private agreement between the Medical Partnership and the Grayhawk Community Association that restricts property development (see Attachment #9A). These restrictions include limiting the size and placement of buildings, and providing landscaped buffers.

Traffic.

Analysis of the trip generation demonstrates that the proposed medical campus initial development would generate approximately 5,775 daily trips, with 395 trips generated during the a.m. peak hour and 450 trips generated during the p.m. peak hour. With the project build-out, anticipated to be Year 2015, the proposed

development would generate approximately 7,356 daily trips.

The campus has already been designed with adequate roadway connections to serve the site. The City will make improvements at the Scottsdale Road and Thompson Peak Parkway intersection to mitigate the traffic increase. These improvements include increasing the signal cycle length and additional left turn pockets at the intersection. The developer will be responsible for installing a new traffic signal at the intersection of Thompson Peak Parkway and Scottsdale Healthcare Drive.

Water/Sewer.

Water and sewer main lines exist in the surrounding streets and were designed in the master plan to accommodate the proposed facility. There are no anticipated impacts to water and sewer services.

Police/Fire.

Public streets providing safe and convenient emergency access surround the proposed hospital. The nearest fire station is located one mile away at DC Ranch. The proposal presents no anticipated impacts to police and fire services.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the modification of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *The hospital is an approved land use at this location and the proposed modification will not generate additional nuisances. The modification will allow the hospital to be located further to the southwest and away from the existing single-family residences.*
 - *The helipad on the site has existing approval, and the proposed modification will allow the helipad to be located further to the southwest and away from the existing single-family residences. This facility differs from a trauma center, which has several helicopter flights arriving on a daily basis. The most common use of helicopter transport would be to transfer critical patients arriving at the emergency room to a different hospital.*
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *The area street network has been designed to accommodate a medical use of this type in the area.*
 - *Street improvements will be made to the Thompson Peak Parkway and Scottsdale Road intersection, and the Thompson Peak Parkway and Scottsdale Healthcare Drive intersection.*

3. There are no other factors associated with this project that will be materially detrimental to the public.
 - ***The hospital will have 500 parking spaces and the surrounding medical campus will have another 395 spaces. There are no anticipated parking shortages that would be detrimental to the surrounding neighborhood.***
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - ***This modification to the previously approved use permit does not represent a significant change that would create new impacts not previously considered.***
- C. The additional conditions specified for a hospital in Section 1.403, as applicable, have been satisfied.
 - The application shall include written proof the proposal meets all state and county regulations. ***The applicant has confirmed compliance with this requirement, which is necessary for future operation.***
 - Maximum building height shall be 75 feet. ***The maximum building height will be 48 feet.***
 - A minimum of 24% of the net lot area shall be provided in open space. ***A minimum of 32% will be provided in open space.***
 - A minimum of 75% of the total open space requirement shall be provided as frontage open space to provide a setting for the building, visual continuity within the community and a variety of spaces in the streetscape. ***A minimum of 78% of the total open space requirement will be provided as frontage open space.***
 - The remainder of the required open space shall be provided in common open space. ***The remainder of the open space will be common open space.***

Community Involvement.

The site has been posted with notification signs, surrounding neighbors have been notified, and the applicant has held neighborhood meetings. There also exists a private agreement between the Medical Partnership and the Grayhawk Community Association that acknowledges the facility and restricts property development. One support letter from DMB representing the future "Stacked 40s" development to the south was received.

During the neighborhood outreach, the developer received neighborhood input expressing concerns regarding the hospital activity. Specific concerns were raised regarding ambulance and helicopter noise, as well as the general nuisance activity of having a hospital nearby. The applicant has located the helipad at the south side of the residences to help mitigate impacts, and ambulance sirens are turned off near the hospital.

Community Impact.

This facility has been planned for over 10 years, and the growth in this area of the community has generated the current need for this hospital. The rezoning and Conditional Use Permit modification will allow the entire 10.5-acres to be used as a hospital. In comparison to the previously approved Conditional Use Permit and site plan, the consolidated property allows the facility and its emergency services to be shifted to the southwest and away from existing

residences. The amended development standards provide flexibility to accommodate the unique design and programming requirements for a hospital use.

PCD Findings.

Modification of the PCD may be approved only after the Planning Commission and the City Council have found as follows:

- A. That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- C. That such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

Staff Recommendation.

Staff recommends approval, subject to the attached stipulations.

**OTHER BOARDS AND
COMMISSIONS****Planning Commission.**

The Planning Commission heard these two cases on November 9, 2005. The Commission discussed the history of the medical campus and that the hospital has been planned at this location for 10 years. The Commission discussed the timing the proposed traffic signal at Thompson Peak Parkway and Scottsdale Healthcare Drive, indicating that it should be installed sooner rather than later. The Commission also discussed the community outreach efforts to ensure that the public was involved.

A speaker representing the Grayhawk Homeowners' Association expressed concerns regarding traffic impacts, the height of the hospital and the increase in the number of hospital beds. The speaker also indicated that an open house held by the applicant was well attended and resulted in correction of lighting problems with the existing medical buildings. The speakers further noted that the Association is not opposed to the hospital, but was concerned that the hospital be consistent with the existing community. The speaker also supported the installation of the traffic signal prior to the opening of the hospital.

A speaker representing the nearby Discount Tire corporate headquarters expressed concerns about shifting the hospital to the southwest and closer to the headquarters building. The speaker also expressed concerns regarding traffic and supported the installation of the traffic signal prior to the opening of the hospital.

The Commission assured the speakers that the hospital would be shifted to the southwest to help address proximity and height issues relative to the nearby homes. The Commission expressed the importance of having this hospital as an amenity to the community, and that the new hospital will not be a Level One Trauma Center. The Commission applauded the community outreach efforts and reiterated that the traffic signal is vitally important. The Commission revised a stipulation to ensure the installation of the traffic signal

prior to the opening of the hospital, which was supported by the applicant.

RECOMMENDATION

Planning Commission recommended approval as amended, 6-0.

RESPONSIBLE

Planning and Development Services Department

DEPT(S)

Current Planning Services

STAFF CONTACT(S)

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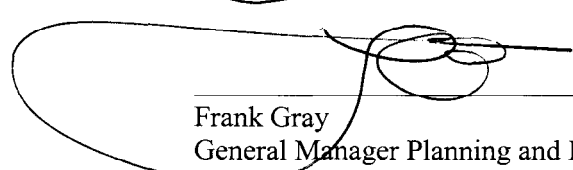
APPROVED BY



Randy Grant
Chief Planning Officer

11/21/05

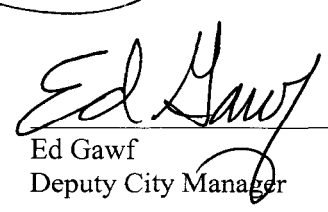
Date



Frank Gray
General Manager Planning and Development Services

11.21.05

Date



Ed Gawf
Deputy City Manager

11/28/05

Date

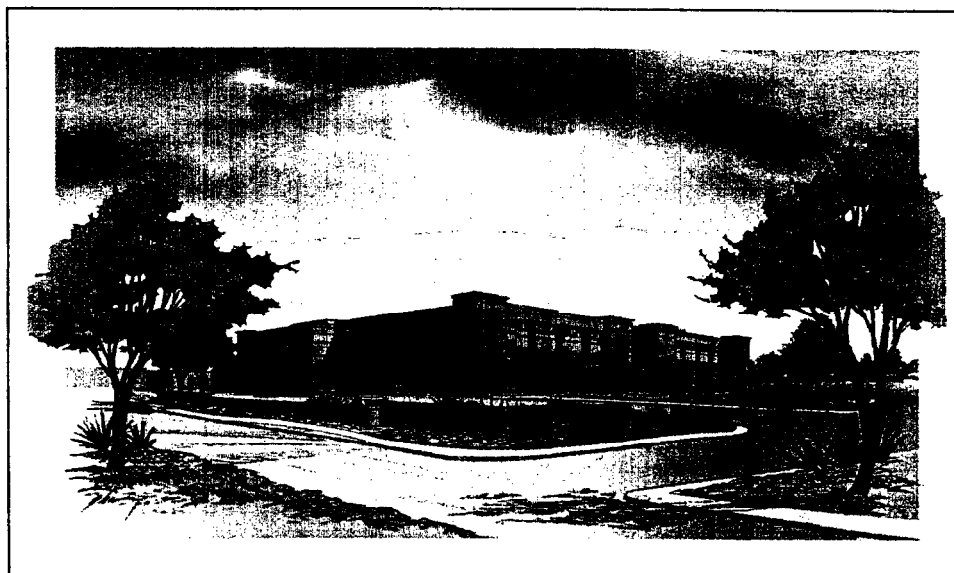
ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Ordinance No. 3652
Exhibit 1. Stipulations
Exhibit 2. Zoning Map
Exhibit 3. Amended Development Standards
5. Resolution No. 6794
Exhibit 1. Stipulations
6. Amended Development Standards
7. Additional Information
8. Traffic Impact Summary
9. Citizen Involvement
- 9A. Grayhawk Agreement
10. City Notification Map
11. November 9, 2005 Planning Commission Minutes
12. Previously Approved Site Plan (21-UP-1995)
13. Site Plan, Elevations, and Cross Sections

Executive Summary

Thompson Peak Campus

73rd Street / Thompson Peak Parkway



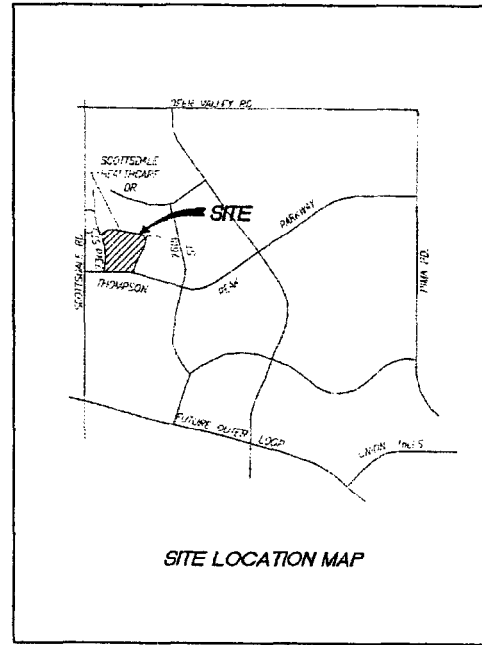
46-ZN-1990#16, 21-UP-1995#3

Scottsdale Healthcare

History

Hospital Site in Grayhawk Master Plan

- Scottsdale Healthcare saw the amount of growth that was projected for the north Scottsdale area and worked proactively to integrate a site into the fabric of this community well ahead of the development of any residential homes (Zoning Case No. 46-90).
- Scottsdale Healthcare worked closely with the developers of the Grayhawk community at the inception of master planning in the early 1990's.
- Although the hospital would not be needed for another 10 years, Scottsdale Healthcare obtained from the City of Scottsdale use permit approval (21-UP-95) of conceptual designs for a hospital and related medical buildings.
- The first medical office building on the campus was approved by the City in Case No. 81-DR-98-2 and constructed on the east side of the campus site in 1999. The second building, just north of the first building, was built in 2001.
- Even though a final design could not be realistically created since the area had not yet developed, it was important to establish for future buyers in the area the fact that a community hospital would be built at this location so they could buy with knowledge.

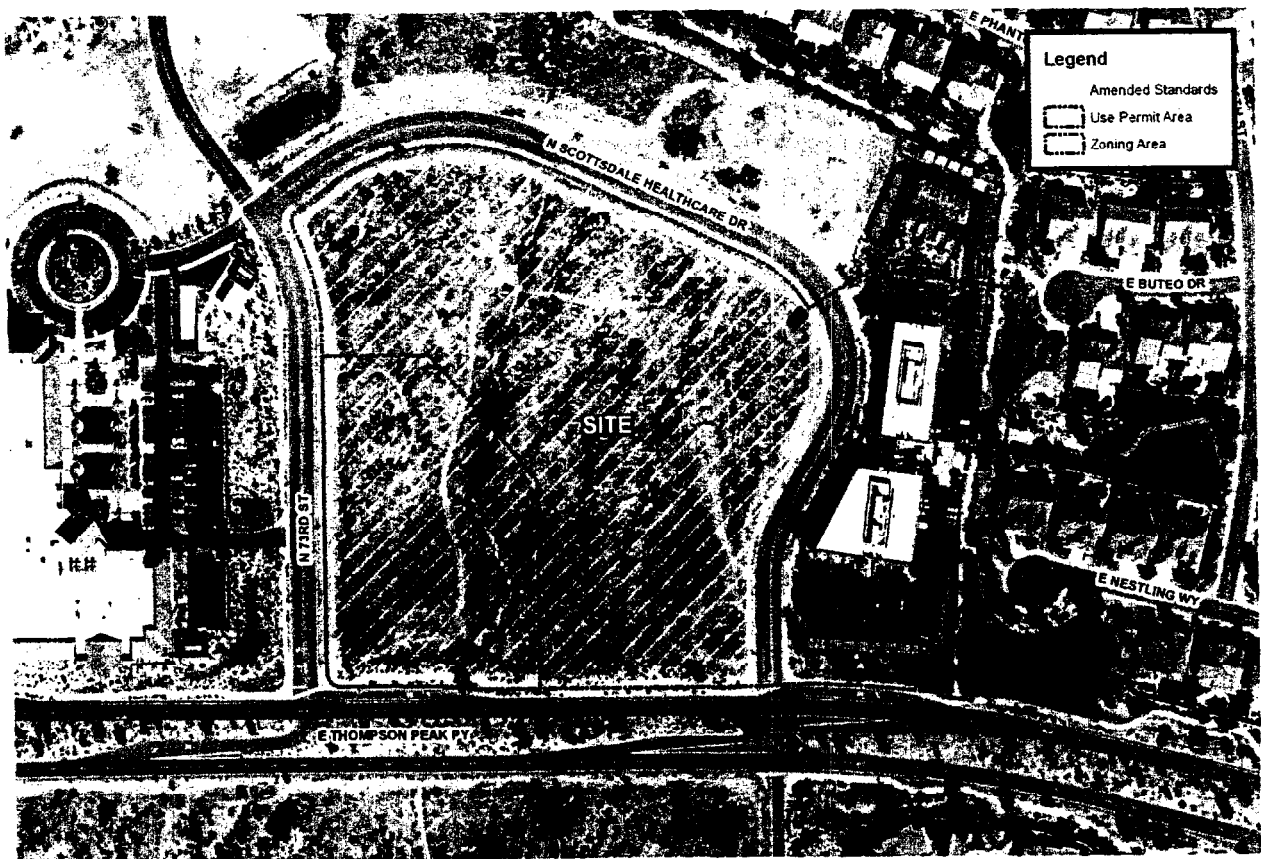


Specific Requests

- 1) **Rezone** the commercial C-2 portion of the hospital parcel (3.74 ac.) to C-O PCD zoning;
- 2) Apply the previous hospital **use permit** approval (21-UP-95) to those 3.74 acres of the hospital parcel; and
- 3) Obtain approval of **amended development standards** for building volume, FAR and open space based upon specific plans for the hospital campus. The amended standards are the direct result of the building being a hospital and the transition landscape buffers installed at the request of the neighborhood.

Several amended standards are being requested to accommodate the unique circumstances of this site and the hospital design. *(highlighted in yellow on following pages)*

- The overall campus complies with City regulations/requirements except that the hospital parcel itself (Parcel 1) is: 1) short by 1% on open space; 2) slightly over on FAR; and 3) over on building volume.
- The 1% short fall in open space is due to the fact that building mass was moved away from the neighborhood and placed onto the hospital parcel. The 50 feet deep landscape buffers along the north and east property lines actually fixed the location of the internal road and thus the size of the hospital parcel thus precluding it from being enlarged. Overall, 34.4% open space is provided while only 29% is required.
- ***The overall project complies with all standards on a campus basis except for building volume.***



Proposed Amended Standards

for
Scottsdale Healthcare Thompson Peak Campus Parcel 1 (Hospital)
in the Grayhawk PCD

*Proposed amendments are in bold and underlined.

Introduction/Overview of Need for Amended Standards

The following amended standards are corollary actions that largely result from an agreement between the Hospital and the master plan developer of Grayhawk that was executed in the mid 1990's. These amended standards are the direct result of the building being a hospital and the transition landscape buffers installed at the request of the neighborhood. The Hospital agreed with the master plan developer at that time to locate 2 story buildings no closer than 100 feet from the perimeter property lines. A 50 deep landscape buffer and trail were also designated and installed in good faith by the Hospital even though development of the new medical hospital campus was still many years away.

The agreement with the master developer also fixed the location of the loop street such that the density of the medical buildings that could be placed on the parcels outside of the loop street nearer to the neighborhood could not be developed very intensely. These medical office buildings were essentially limited to 2 stories beyond the newly established setback in order to create a less intense buffer of office development between the neighborhood and the future community hospital. Therefore, although the north perimeter parcel is not in the application, the intensity shown on the site plan can not be increased because of the previously mentioned agreements and standards that have been imposed.

When this campus is evaluated from a comprehensive standpoint, the overall campus complies with F.A.R. and open space standards. The campus still exceeds the Building Volume standard when strictly applied principally because of the amount of interior space that has to be designed to house equipment and facilities that both create and ensure a clean environment. **On a gross overall campus basis including the internal loop street, the building volume ratio would be approximately 6.9 without the future parking garage thus complying with the 7.2 limit.** Hospitals are unique buildings that require significantly more space between floors and more mechanical equipment be placed within the limits of the building than standard office buildings require. It is simply not possible to build a hospital facility using standards designed for an office building.

Requested Standard and Additional Justification:

The hospital parcel itself (Parcel 1) is:

- a) over on building volume;
- b) slightly over on FAR; and
- c) short by 1% on open space.

- The reason for the higher building volume and FAR (a and b) is due to the fact that a hospital must create and secure a clean interior environment which requires that the building, contain many more mechanical facilities inside of the structure than a normal office building and much of these facilities and devices occur between the floors. So, although the hospital building is just 3 levels, the building is 48 feet high in order to accommodate these facility needs instead of 36 feet. The Zoning Ordinance recognized this by allowing up to 72 feet but it does not adjust the volume or FAR standards.
- The 1% short fall in open space (c) is due to the fact that building area was moved away from the neighborhood and more building area was placed on the hospital parcel due to the limitations of the master developer in the creation of the deep perimeter landscaped setbacks and building setback limits adjacent to the neighborhood. The effect was to place more building area on the hospital parcel and away from the neighborhood. In addition, the commitment by Scottsdale Healthcare years ago to actually install a 50 feet

deep landscape buffer along the north and east property lines fixed the location of the internal road and thus the size of the hospital parcel. Otherwise, if the street were not built, the street alignment could be adjusted a bit and the City standard satisfied. Overall, 34.4% open space is provided while only 29% is required.

LEGISLATIVE PRESENTATION OF PROPOSED AMENDED STANDARDS

Sec. 5.2204. Property development standards.

The following property development standards shall apply to all land and buildings in the C-O district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to ~~six~~ seven-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by ~~7-2~~ 13.6 feet. (includes future parking structure)
- C. *Open space requirements.*
 - 1. In no case shall the open space requirement be less than fifteen (15) percent of the net lot area for zero (0) feet to twelve (12) feet of height, plus ~~five~~ four-tenths percent of the total site for each foot of height above twelve (12) feet. Open space as defined in article VI.
 - 2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
- D. *Building height.* No building shall exceed thirty-six (36) feet in height except that within one hundred (100) feet of any R-1, R-2, R-3, R-4, R-4R or M-H district no building shall exceed twenty-four (24) feet in height and except as otherwise provided in article VII. *NOTE: Hospital building height was approved up to 48 feet in 21-UP-95.*
- E. *Yards.*
 - 1. *Front Yard.*
 - a. No front yard is required except as listed in the following two (2) paragraphs and in article VII hereof, unless a block is partly in a residential district, in which event the front yard regulations of the residential district shall apply.
 - b. A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces.
 - c. Where parking occurs between a building and the street a yard thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.
 - 2. *Side Yard.*
 - a. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a single-family residential district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley.
 - b. A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

3. Rear Yard.

- a. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the width of the alley.
- b. A rear yard of not less than twenty-five (25) feet shall be maintained where the rear lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
2. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
3. All storage and refuse areas shall be screened as determined by Development Review (Board) approval.
4. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit.

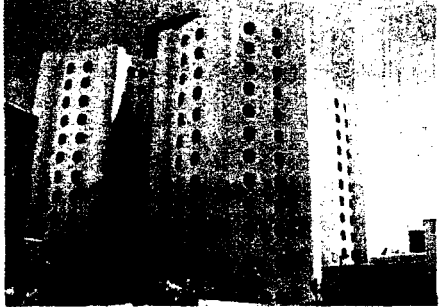





H. *General provisions.* Other requirements and exceptions as specified in article VII.

- I. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved in the development review or subdivision plat.

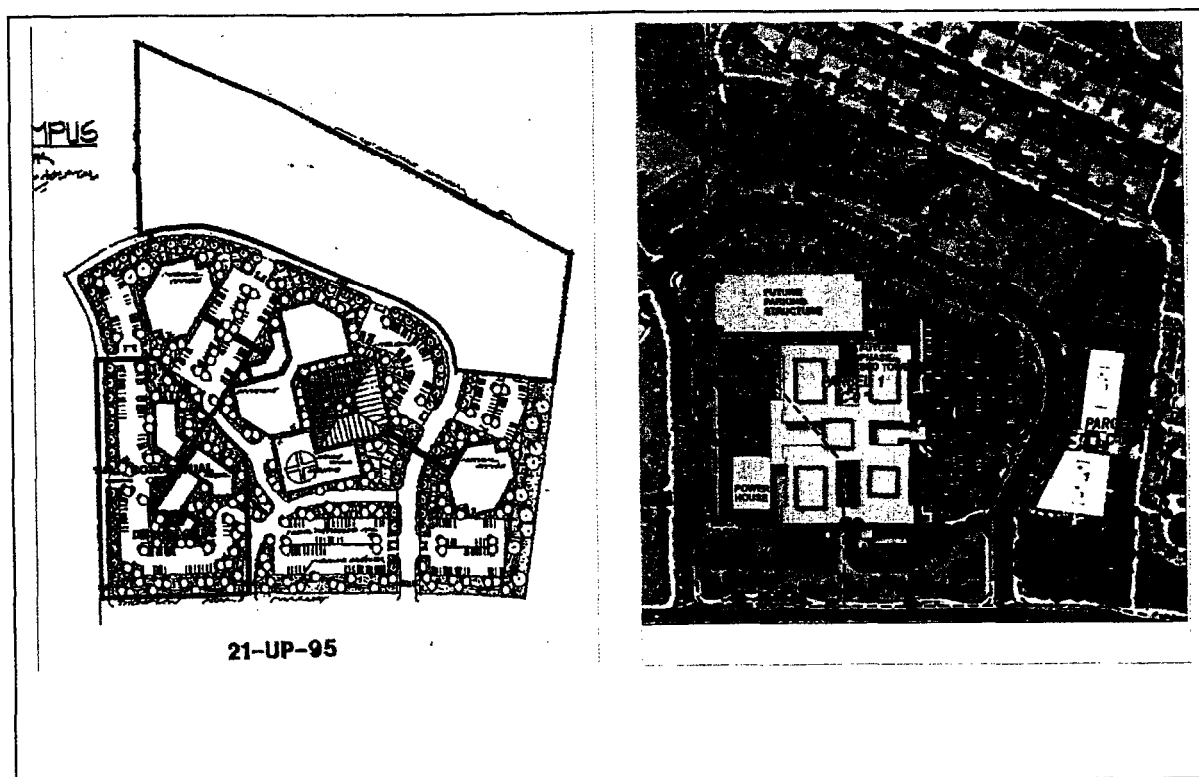
(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95)

Community vs. Regional Hospital

- The TP campus is to be a full service community based hospital, including inpatient, outpatient, emergency and other customary ancillary services **NOT** a regional hospital. Regional hospitals have:
 - ✓ Vastly larger and more active emergency rooms
 - ✓ 5-6 HELICOPTER TRIPS A DAY vs. only **4-5 PER MONTH** projected
 - ✓ Trauma Centers
 - ✓ Many hundreds of beds
- Implementation of the hospital will occur in three phases, allowing for the gradual expansion of the Thompson Peak campus. The square foot totals for Phase I of the project are as follows:
- Approximately 128 beds.
- Subsequent phases will add an additional 56 beds (for a total of 184 beds) and 48,000 SF of medical office space on Parcel 2 on the outside of the main hospital ring road.
- A two level parking deck if necessary.
- Community hospitals differ from regional hospitals in building height and scope of services. Regional hospitals have significantly more building height, vehicular and helicopter traffic, lighting and noise.

		
Good Samaritan (12)	John C. Lincoln (6 or 7)	Mesa Lutheran (8)
		
St. Joseph's Hospital (8)	Scottsdale - Osborn (6)	Maricopa County (7)

1995 vs. 2005



- In 1992, when the Grayhawk master plan was approved and later in 1995 when the use permit for the hospital campus was approved, no building elevation designs of the hospital were available. A conceptual layout depicting the relationship of the proposed hospital in the campus and surrounding area was submitted as part of the use permit application for context and perspective only. Over the past decade, the Grayhawk master plan has developed and the architectural theme established for the area. The proposed elevation designs for the hospital reflect that character.
- The basic details of the final hospital design as provided in this use permit application are substantially consistent with the 1995 approval and they are better organized to enhance compatibility. For example, the 3.74 acres, that was previously thought to be needed for a hotel, enables the hospital building cluster to be rotated and shifted such that the helipad (which is projected to receive only 4-5 trips a month) is now located on Thompson Peak Parkway and is therefore shielded from residents by the hospital buildings.
- The revised design (as suggested by the residents) also allows the entrance to the small emergency room to be located very near the intersection of Thompson Peak Parkway and Scottsdale Healthcare Drive instead of being located further north on the loop street as earlier proposed. Employees, visitors and vendor traffic will be contained in the arterial streets and loop streets.

- This is a community hospital, located more than 400 feet away from the nearest single family lot. It has been designed to fit into the context of the Grayhawk neighborhood by using creative site plan techniques, sensitive building orientation to conserve privacy of residents, shielded site lighting, more landscaping and deeper on-site building setbacks than normally required.
- The hospital building itself is a 3 level design having a gross floor area of 316,000 sq. ft. that is sited as far south and west as possible. Relative to the average height of most valley hospitals, this hospital is set much lower at only 48 ft. from base to roof.
- All of the hospital's required parking will be provided on the hospital parcel.

Need for Hotel

- Never materialized.
- It made sense at the time but not now, and eliminating moves the hospital building slightly farther away from the neighborhood.

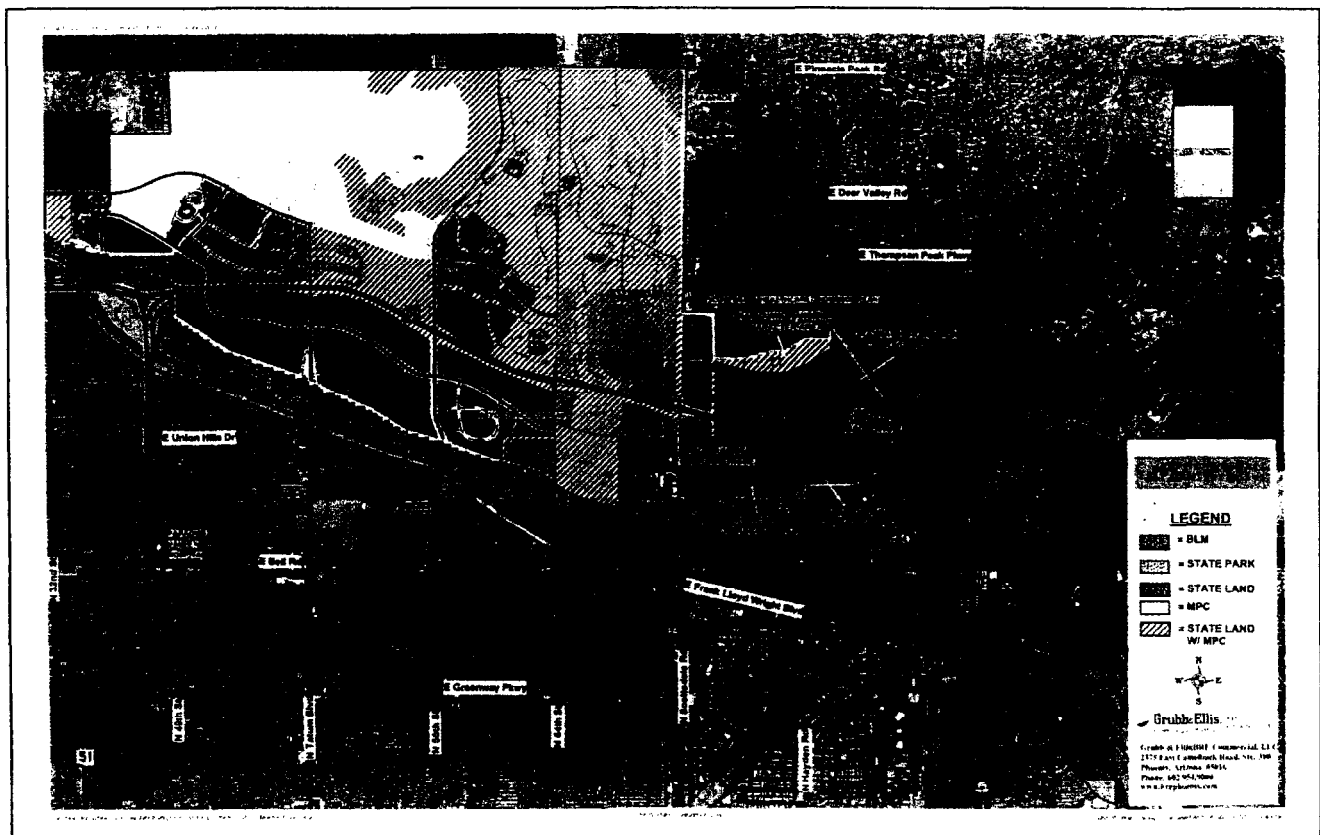
Neighborhood Compatibility and Connectivity



- The hospital parcel (Parcel 1) is bounded by a ring road and is bordered to the north and east by medical office buildings or property.
- The site can be accessed from East Thompson Peak Parkway and N. Scottsdale Road. NO VEHICLE ACCESS INTO NEIGHBORHOOD IS POSSIBLE.
- Neighbors concerned with potential for people walking into their neighborhood from the medical campus.
- Scottsdale Healthcare has agreed to add a couple of new gates and construct slightly taller parking walls to create more privacy and security for residents.
- As part of the original purchase agreements for the adjacent medical office parcels, limitations on building placement and height were imposed by the Seller and are recorded; i.e. one-story and 100 feet building setback restrictions, restrictions on the use of the hospital (i.e. no Trauma 1 Center) and the provision of the landscaped buffer next to the residential along the boundaries of the medical office parcels; Parcels 2 and 3.

Confirmation of Market

- The service area for the Thompson Peak campus is defined by four interrelated factors: geographic proximity, natural boundaries, transportation patterns and other hospital locations.
- Population growth, as depicted by the graphic below, was by far the major impetus for Scottsdale Healthcare considering development of the Thompson Peak campus in the first place and population growth in the vicinity has exceeded all expectations.
- Population forecasts in the Thompson Peak service area indicate growth rates of greater than 6% annually between now and 2010 followed by continued strong growth rates of more than 4% annually between 2010 and 2015. Such growth rates will increase the population in Thompson Peak's service area from approximately 100,000 current residents to 200,000 people by 2015.
- Given the rapid population growth and Scottsdale Healthcare's strong market position, now is the time to move forward.

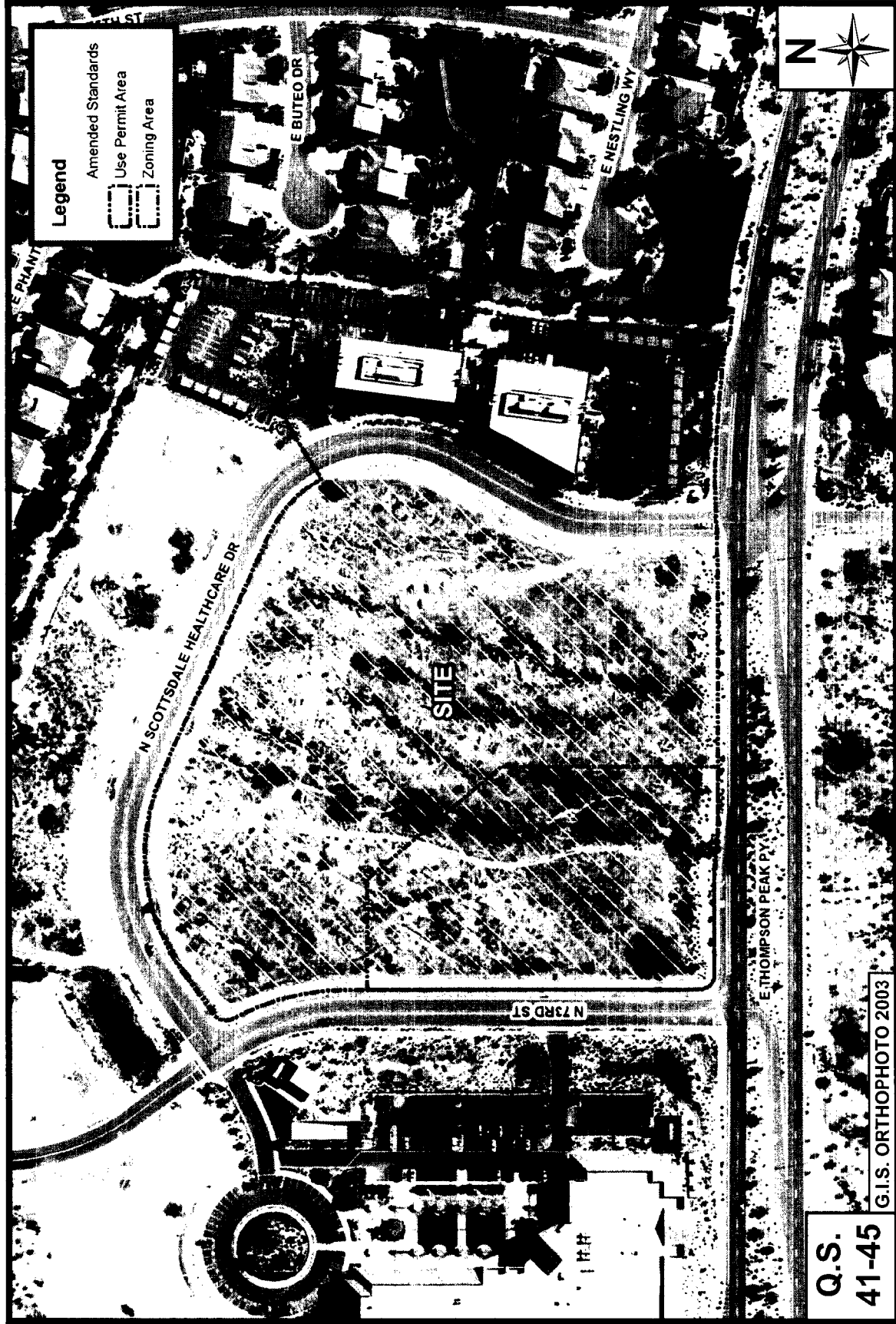


Additional Information

- The site is still subject to a 48' height restriction, which limits the hospital to three above-grade levels.
- A 50' landscape buffer on the north and east sides of the site were installed 10 years ago and no changes to it are proposed.
- The north to south topographic down slope of 16' lowers the overall height of hospital.
- The hospital parcel has multiple potential access points, which will help with campus circulation (e.g. separate ambulance, ambulatory service, delivery, staff entrances) NONE OF WHICH IMPACT THE NEIGHBORHOOD.
- No parking in the neighborhood.
- Plans accommodate the future horizontal expansion of key project elements including bed units, emergency department, operating suites and imaging rooms on the property has already depicted by the site plan.



Perspective Of Community Hospital Shown With All Of The Proposed Landscaping



Q.S.
41-45

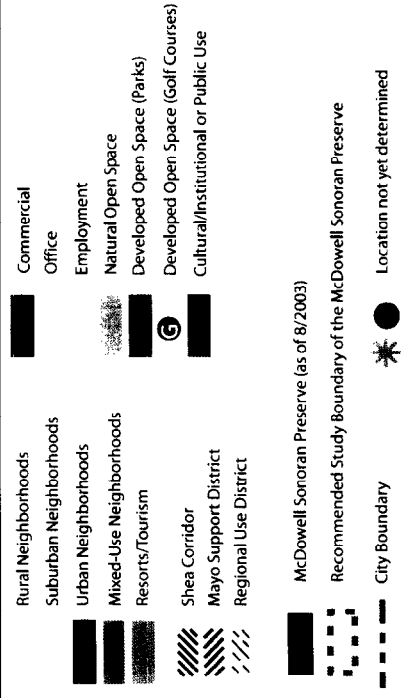
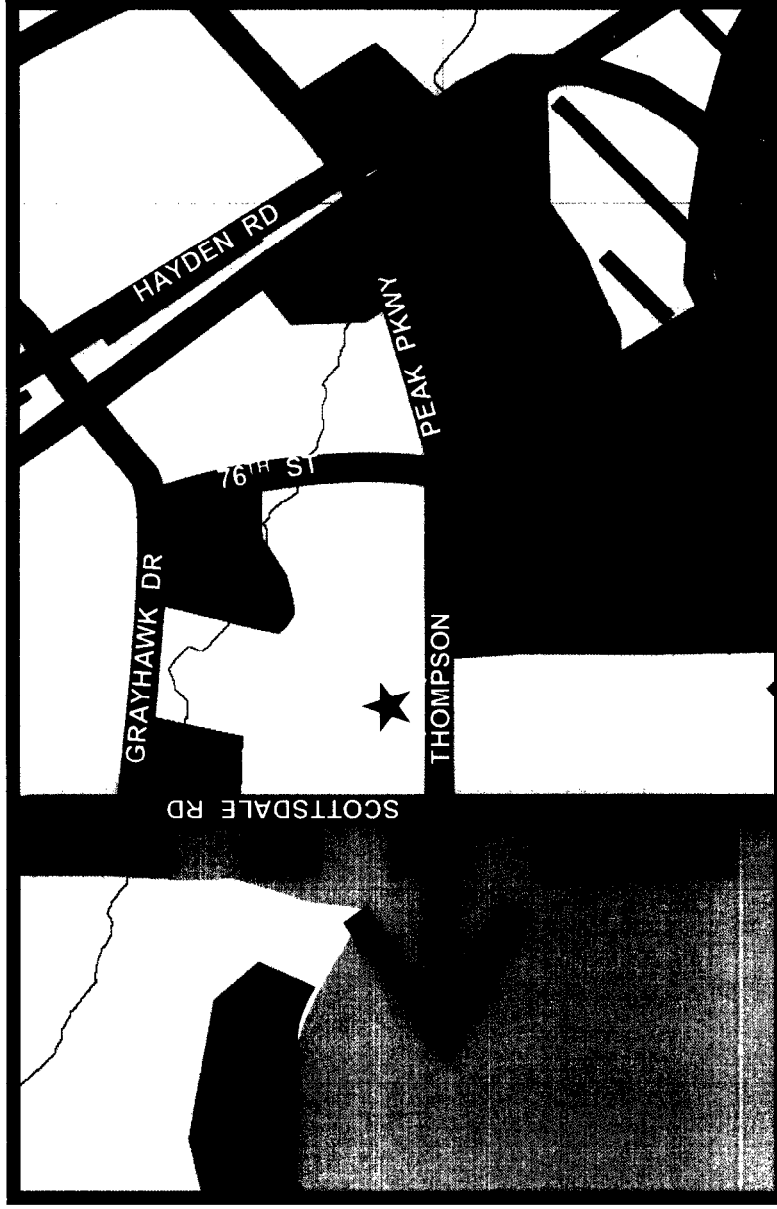
G.I.S. ORTHOPHOTO 2003

Scottsdale Healthcare

46-ZN-1990#16

ATTACHMENT #2A

General Plan



46-ZN-1990#16
ATTACHMENT #3

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of May 2004
 revised to reflect General Plan amendments through June 2004

ORDINANCE NO. 3652

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 46-ZN-1990#16, FROM C-2 PCD (PLANNED COMMUNITY DISTRICT WITH CENTRAL BUSINESS DISTRICT COMPARABLE USES) to C-O PCD (PLANNED COMMUNITY DISTRICT WITH COMMERCIAL OFFICE COMPARABLE USES) ON A 2.9+/- ACRE PARCEL AND WITH AMENDED DEVELOPMENT STANDARDS ON A 10.5+/- ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF 73RD STREET AND THOMPSON PEAK PARKWAY.

WHEREAS, the Planning Commission and City Council have held hearings on and considered Zoning Case No. 46-ZN-1990#16; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 46-ZN-1990#16;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. The City Council finds as follows regarding case 46-ZN-1990#16:

- a. That the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and
- b. That the streets and thoroughfares are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby; and
- c. That the following has been established beyond a reasonable doubt: this development will be appropriate for the area, location and the overall planning purpose intended, and that the development will be in harmony with the character of the surrounding areas.

Section 2. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 2.9+/- acre parcel located at the northeast corner of 73rd Street and Thompson Peak Parkway and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Planned Community District with Central Business District comparable uses (C-2 PCD) to Planned Community District with Commercial Office comparable uses (C-O PCD).

Section 3. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

Section 4. That the development standards for the 10.5+/- acre parcel located at the northeast corner of 73rd Street and Thompson Peak Parkway are hereby amended, as set forth in the Amended Development Standards, attached hereto as Exhibit #3 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 13 day of December, 2005.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
Mary Manross
Mayor

APPROVED AS TO FORM:

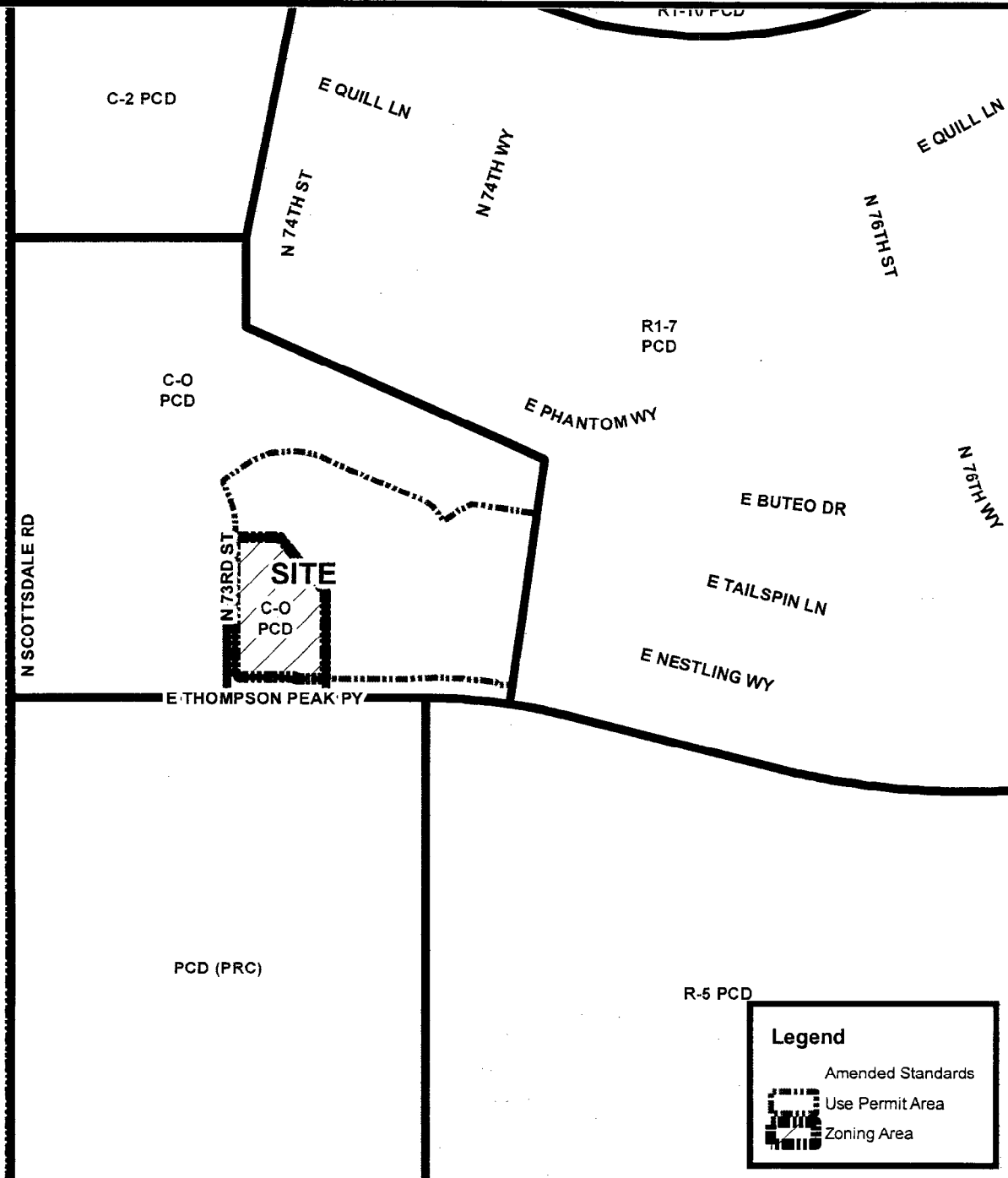
By: 
Deborah Robberson
City Attorney

STIPULATIONS FOR CASE 46-ZN-1990#16

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by Evans, Kuhn & Associates, Inc. with a date provided on the plans by city staff of 11/1/2005. The approval of this site plan does not authorize any violation of the Zoning Ordinance requirements. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. AMENDED DEVELOPMENT STANDARDS. The Amended Development Standards shall comply with the Amended Development Standards shown in report Attachment #7 approved with case 46-ZN-1990#16, and shall only apply to Parcel 1 as indicated on the site plan submitted by Evans, Kuhn & Associates, Inc. with a date provided on the plans by city staff of 11/1/2005.

Rezone from Planned Community District with Central Business District comparable uses (C-2 PCD) to Planned Community District with Commercial Office comparable uses (C-O PCD) with amended development standards



46-ZN-1990#16



EXHIBIT 2

Amended Development Standards

46-ZN-1990#16 and 21-UP-1995#3

(Amended standards shown in **BOLD CAPS** and ~~strikethrough~~)

Sec. 5.2200. (C-O) COMMERCIAL OFFICE DISTRICT.

Sec. 5.2201. Purpose.

This district is intended to provide an environment desirable for and conducive to development of office and related uses adjacent to the central business district or other major commercial cores. In addition, certain other kinds of uses are permitted under conditions and standards which assure their compatibility with a general concentration of office use as well as with the medium and high density residential districts which will often adjoin the C-O district. This district will generally serve to provide a transition from, and occur between, the commercial core and residential districts.

Sec. 5.2202. Approvals required.

No structure or building shall be built or remodeled upon land in the C-O district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.2203. Use regulations.

A. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. **Business and professional.**
 - a. Business college, limited to the teaching of office and business practices and skills.
 - b. Corporate headquarters, which may include transient residential units only for employees on a site of twenty (20) acres or greater.
 - c. Office, business: Any office in which chattels or goods, wares or merchandise are not commercially created, displayed, sold or exchanged, except commercial uses appurtenant thereto, such as restaurants, cocktail lounges, gift shops, newsstand, smoke shop, barbershop, beauty parlors, and small retail shops, provided the entrance of such accessory uses shall be from the interior of the building, lobby or arcade, and there shall be no exterior advertising.
 - d. Office, professional, for: Accountant, architect, chiropodist, chiropractor, dentist, engineer, lawyer, minister, naturopath, osteopath, physician, surgeon, surveyor, optometrist, veterinarian.
 - e. Office, semi-professional, for: Insurance broker, public stenographer, real estate broker, stockbroker, and other persons who operate or conduct offices which do not require the stocking of goods for wholesale or retail, but shall not include barber, beauty operator, cosmetologist, embalmer or mortician except as provided in subparagraph (b) hereof.
 - f. Optician (limited to prescription work only).
 - g. Laboratories: Medical, dental, blood bank.
 - h. Physiotherapist.

EXHIBIT 3

- i. Studio: For professional work, or teaching of any form of commercial or fine arts, photography, music, drama, dance, but not including commercial gymnasium, dance hall or job printing.
- j. Hospitals for animals including boarding and lodging; provided that there shall be no open kennels maintained and provided that all facilities will be in soundproof buildings.
- k. Museum, library, post office.
- l. Broadcasting station and studio, radio or television, but not including sending or receiving tower.
- m. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.
 - (1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.
 - (2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
 - (3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
 - (4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.
 - (5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.
 - (6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.
 - (7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.
 - (8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.
 - (9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
- 2. Retail.
 - a. Art gallery.
 - b. Establishments primarily supplemental in character to other permitted principal uses, such as: Pharmacy, apothecary shop, sale of correction garments, prosthetic devices and optical goods.
 - c. Blueprinting, printing, lithograph, publishing or photostating.
- 3. Service.

EXHIBIT 3

- a. Banks, finance offices, lending institutions, stock brokerage firms, savings and loan associations and credit unions.
 - b. Churches and places of worship.
 - c. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
 - d. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
 - e. Racquet, paddle or handball courts (indoor only).
 - f. Telephone answering service.
 - g. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - B. *Uses subject to a conditional use permit.*
 - 1. Corporate headquarters which includes transient residential units only for employees on a site of less than twenty (20) acres.
 - 2. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
 - 3. Funeral home and chapel.
 - 4. Hospital.
 - 5. Municipal uses.
 - 6. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
 - 7. Private club, fraternity, sorority, and lodges.
 - 8. Research and development facilities.
- (Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.2204. Property development standards.

The following property development standards shall apply to all land and buildings in the C-O district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to ~~six-tenths~~ **SEVEN-TENTHS** multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by ~~7.2~~ **13.7** feet.
- C. *Open space requirements.*
 - 1. In no case shall the open space requirement be less than fifteen (15) percent of the net lot area for zero (0) feet to twelve (12) feet of height, plus ~~five-tenths~~ **FOUR-TENTHS** percent of the total site for each foot of height above twelve (12) feet. Open space as defined in article VI.
 - 2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
- D. *Building height.* No building shall exceed thirty-six (36) feet in height except that within one hundred (100) feet of any R-1, R-2, R-3, R-4, R-4R or M-H district no building shall exceed twenty-four (24) feet in height and except as otherwise provided in article VII.
- E. *Yards.*

EXHIBIT 3

1. Front Yard.

a. No front yard is required except as listed in the following two (2) paragraphs and in article VII hereof, unless a block is partly in a residential district, in which event the front yard regulations of the residential district shall apply.

b. A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces.

c. Where parking occurs between a building and the street a yard thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

2. Side Yard.

a. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a single-family residential district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley.

b. A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

3. Rear Yard.

a. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the width of the alley.

b. A rear yard of not less than twenty-five (25) feet shall be maintained where the rear lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.

2. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.

3. All storage and refuse areas shall be screened as determined by Development Review [Board] approval.

4. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit.

H. *General provisions.* Other requirements and exceptions as specified in article VII.

I. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved in the development review or subdivision plat.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95)

EXHIBIT 3

Sec. 5.2205. Off-street parking.
The provisions of article IX shall apply.

Sec. 5.2206. Signs.
The provisions of article VIII shall apply.

[Sec. 5.2300. Reserved.]

EXHIBIT 3

PAGE 5 OF 5

RESOLUTION NO. 6794

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AMENDMENTS TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT FOR A HOSPITAL LOCATED AT THE NORTHEAST CORNER OF 73RD STREET AND THOMPSON PEAK PARKWAY.

WHEREAS, the Planning Commission has held a public hearing on November 9, 2005;
and

WHEREAS, the City Council, has held a public hearing on December 13, 2005;

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, as follows:

Section 1. That the City Council finds that the granting of the amendments to the existing conditional use permit will not be materially detrimental to the public health, safety or welfare. This determination includes, but is not limited to, consideration of the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic. The City Council also finds that the characteristics of the proposed amendments to the existing conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Section 2. That the conditional use permit amendments described in Case No. 21-UP-1995#3, for the property shown on Exhibit 1, is hereby approved subject to compliance with all stipulations attached hereto as Exhibit 2 and incorporated herein by this reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 13 day of December, 2005.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
Mary Manross
Mayor

APPROVED AS TO FORM:

By:  _____
Deborah Robberson
City Attorney

STIPULATIONS FOR CASE 21-UP-1995#3

Amended stipulations by the Planning Commission are shown in **BOLD CAPS** and ~~strikethrough~~.

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform with the site plan submitted by Evans, Kuhn & Associates, Inc. with a date provided on the plans by city staff of 11/1/2005. The approval of this site plan does not authorize any violation of the Zoning Ordinance requirements. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **AMENDED DEVELOPMENT STANDARDS.** The Amended Development Standards shall comply with the Amended Development Standards shown in report Attachment #7 approved with case 46-ZN-1990#16, and shall only apply to Parcel 1 as indicated on the site plan submitted by Evans, Kuhn & Associates, Inc. with a date provided on the plans by city staff of 11/1/2005.
3. **BUILDING HEIGHT.** The maximum building height of the Hospital building shall not exceed forty eight (48) feet.
4. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source utilized for illuminating the site shall not exceed 20 feet above finished grade.
5. **LANDSCAPE BUFFER.** There shall be a 20 foot landscaped buffer provided adjacent to the internal streets (Scottsdale Healthcare Drive, and 73rd Street). With the Development Review Board submittal, the developer shall submit a plan to address the landscape buffer design.

CIRCULATION

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:
 - a. The developer shall construct a six-foot wide sidewalk along 73rd Street and both sides of Scottsdale Healthcare Drive along the site frontage. The sidewalk shall be separated from the back of curb except at intersections, as approved by city staff.
 - b. The developer shall provide any improvements supported by the approved traffic impact study for the site, as determined by the city staff.
2. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Thompson Peak Parkway – There shall be no driveways on Thompson Peak Parkway. Access to the site shall be from 73rd Street and Scottsdale Healthcare Drive.
 - b. Thompson Peak Parkway – Driveways shall align with existing driveways or be offset a minimum distance of 165 feet.
 - c. Scottsdale Healthcare Drive - Driveways shall align with existing driveways or be offset a minimum distance of 165 feet. The final plan submittal shall include intersection sight distance evaluations for all driveways; driveway locations may need to be modified to achieve required sight distance.
3. **PEDESTRIAN CIRCULATION PLAN.** With each Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city

staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways. Pedestrian connections shall be provided from Scottsdale Healthcare Drive to the path along the north side of the site. Raised intersections shall be considered to enhance pedestrian connections across Scottsdale Healthcare Drive and 73rd Street.

4. **TRAFFIC SIGNAL PARTICIPATION.** Before any building permit for the site is issued, the developer shall pay to the city 50% **100%** of the design and construction costs, as determined by city staff, for the installation of a traffic signal at the intersection of Scottsdale Healthcare Drive and Thompson Peak Parkway. ~~Before issuance of any certificate of occupancy for the site, the developer shall construct underground infrastructure (conduit and pull boxes) for future signalization at the intersection based on a preliminary traffic signal design.~~ **THE TRAFFIC SIGNAL SHALL BE INSTALLED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE HOSPITAL.**
5. **TRANSIT FACILITIES.** Before any certificate of occupancy is issued for the site, the developer shall construct a bus bay and stop facilities (shelter, bench and trash can) on Thompson Peak Parkway just west of Scottsdale Healthcare Drive. The design and location of these facilities shall be subject to city staff approval (Transportation Department 480-312-7696) before any final plan approval.
6. **DIAL-A-RIDE FACILITIES.** Before any certificate of occupancy is issued for the site, the developer shall construct a Dial-A-Ride stop facility (shelter, bench and trash can) within the hospital campus near the main entrance. The design and location of these facilities shall be subject to city staff approval (Transportation Department 480-312-7696) before any final plan approval.

Proposed Amended Standards

for
***Scottsdale Healthcare Thompson Peak Campus Parcel 1 (Hospital)
in the Grayhawk PCD***

*Proposed amendments are in bold and underlined.

Justification:

The following amended standards are corollary actions that largely result from an agreement between the Hospital and the master plan developer of Grayhawk that was executed in the mid 1990's. The Hospital agreed with the master plan developer at that time to locate 2 story buildings no closer than 100 feet from the perimeter property lines. A 50 deep landscape buffer and trail were also designated and installed in good faith by the Hospital even though development of the new medical hospital campus was still many years away.

The agreement with the master developer also fixed the location of the loop street such that the density of the medical buildings that could be placed on the parcels outside of the loop street nearer to the neighborhood could not be developed very intensely. These medical office buildings were essentially limited to 2 stories beyond the newly established setback in order to create a less intense buffer of office development between the neighborhood and the future community hospital. Therefore, although the north perimeter parcel is not in the application, the intensity shown on the site plan can not be increased because of the previously mentioned agreements and standards that have been imposed.

When this campus is evaluated from a comprehensive standpoint, the overall campus complies with F.A.R. and open space standards. The campus still exceeds the Building Volume standard principally because of the amount of interior space that has to be designed to house equipment and facilities that both create and ensure a clean environment. Hospitals are unique buildings that require significantly more space between floors and more mechanical equipment be placed within the limits of the building than standard office buildings. It is simply not possible to build a hospital facility using standards designed for an office building. On an overall basis, the comprehensive building volume ratio is approximately 8.5 to 9.1 depending on whether the public street is included.

Sec. 5.2204. Property development standards.

The following property development standards shall apply to all land and buildings in the C-O district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to **seven**-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by **11.0** feet.
- C. *Open space requirements.*
1. In no case shall the open space requirement be less than fifteen (15) percent of the net lot area for zero (0) feet to twelve (12) feet of height, plus **four**-tenths percent of the total site for each foot of height above twelve (12) feet. Open space as defined in article VI.
 2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
- D. *Building height.* No building shall exceed thirty-six (36) feet in height except that within one hundred (100) feet of any R-1, R-2, R-3, R-4, R-4R or M-H district no building shall exceed twenty-four (24) feet in height and except as otherwise provided in article VII. *NOTE: Hospital building height was approved up to 48 feet in 21-UP-95*

E. *Yards.*

1. Front Yard.

- a. No front yard is required except as listed in the following two (2) paragraphs and in article VII hereof, unless a block is partly in a residential district, in which event the front yard regulations of the residential district shall apply.
- b. A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces.
- c. Where parking occurs between a building and the street a yard thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

2. Side Yard.

- a. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a single-family residential district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley.
- b. A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

3. Rear Yard.

- a. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the width of the alley.
- b. A rear yard of not less than twenty-five (25) feet shall be maintained where the rear lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

F. *Distance between buildings.*

- 1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

- 1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
- 2. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
- 3. All storage and refuse areas shall be screened as determined by Development Review [Board] approval.
- 4. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit.

H. *General provisions.* Other requirements and exceptions as specified in article VII.

I. Access. All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved in the development review or subdivision plat.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95)

ADDITIONAL INFORMATION FOR CASE 21-UP-1995#3

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues and other site planning concerns which will need to be resolved at the time of site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - b. improvement plans for common open space, common buildings and/or walls, and amenities such as landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
3. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The

conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:

- a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
2. STORM WATER STORAGE REQUIREMENT. Before improvement plan approval, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required, V_r , and the volume provided, V_p , using the 100-year, 2-hour storm event.
 3. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 4. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

WATER

1. BASIS OF DESIGN REPORT (WATER). Before or concurrent with the Development Review Board submittal, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
3. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER). Before or concurrent with the Development Review Board submittal, the developer shall submit a basis of design report and plan subject to

Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **NEW WASTEWATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
3. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

1. **DUST CONTROL PERMITS.** Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
2. **UTILITY CONFLICT COORDINATION.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.

TRAFFIC IMPACT ANALYSIS SUMMARY

Scottsdale Healthcare Hospital at Grayhawk

Summary Prepared by Jennifer Bohac, COS Traffic Engineering
Traffic Impact Study Prepared by Brennan Kidd, Lee Engineering.

Existing Conditions:

The project is a proposed hospital and medical office campus development to be located at the northeast corner of 73rd Street and Thompson Peak Parkway. The streets in the vicinity of the site are Scottsdale Road, Thompson Peak Parkway, 73rd Street, and Scottsdale Healthcare Drive.

Scottsdale Road is classified as a Major Arterial Roadway in the city's Streets Master Plan. Scottsdale Road is a north-south street with two lanes in each direction, and is located just west of the site. Future plans call for an expansion to three lanes in each direction with a raised center median. Scottsdale Road intersects the Loop 101 freeway approximately one mile south of Thompson Peak Parkway. The intersection of Thompson Peak Parkway/Scottsdale Road, which is currently a T-intersection, is signalized. The posted speed limit on Scottsdale Road north of Thompson Peak Parkway is 55 mph; south of Thompson Peak Parkway the speed limit is 45 mph.

Thompson Peak Parkway is classified as a Minor Arterial on the city's Streets Master Plan. Thompson Peak Parkway is an east-west with two lanes in each direction and a raised landscaped center median. This roadway currently terminates at Scottsdale Road, but is planned to be continued west in to Phoenix as part of the Paradise Ridge development. Thompson Peak Parkway extends to the east into DC Ranch east of Pima Road. The posted speed limit on Thompson Peak Parkway is 45 mph.

73rd Street is classified as a local collector on the city's Streets Master Plan. It is a north-south roadway that connects Thompson Peak Parkway with the Grayhawk shopping center to the north of the site. 73rd Street has one lane in each direction, and primarily serves as a connection for traffic to access Thompson Peak Parkway or the shopping center without having to use Scottsdale Road. The intersection of 73rd Street and Thompson Peak Parkway is unsignalized. Left turns out onto Thompson Peak Parkway from 73rd Street are not allowed.

Scottsdale Healthcare Drive is classified as a local collector on the city's Streets Master Plan. Scottsdale Healthcare Drive, which has one lane in each direction, runs east-west and then bends south to connect 73rd Street to Thompson Peak Parkway. South of Thompson Peak Parkway, this roadway provides access to senior living facility. West of 73rd Street, the roadway primarily serves the Discount Tire corporate office building. The intersection of Scottsdale Healthcare Drive/73rd Street is an all-way stop controlled intersection. The intersection of Scottsdale Healthcare Drive/Thompson Peak Parkway is unsignalized, with the north and south approaches being stop controlled.

In the immediate vicinity of the site, there are several existing developments. Residential areas with some small office are located along Thompson Peak Parkway east of the site within the Grayhawk community. At the northeast corner of Thompson Peak Parkway and Scottsdale Healthcare Drive there is an existing medical office building that is approximately 47,000 SF in size. The Grayhawk shopping center development to the north of the site area is accessible via 73rd Street north of Scottsdale Healthcare Drive. A corporate office for Discount Tire is located

at the northeast corner of Scottsdale Road and Thompson Peak Parkway and has access to Scottsdale Road and Thompson Peak Parkway via a driveway onto Scottsdale Road and a connection to 73rd Street.

This area is expanding with planned developments along with residential subdivisions and retail centers already built and prospering nearby. To the south of Thompson Peak Parkway and to the east of Scottsdale Road like land slated for mixed used development (the Stacked 40s site). To the west of Scottsdale Road, it the planned Paradise Ridge development, which will have a similar high-intensity development plan of various residential and commercial elements.

Proposed Development:

The proposed medical campus development has two components: the hospital site and a related medical office building. A traffic impact study was prepared by Lee Engineering to examine the estimate the amount of traffic that will be generated by the hospital and effects they will have on the surrounding roadway network.

The hospital portion of the medical campus development will open in 2008 with approximately 230,000 SF of space, with about 190,000 SF being operational. Full build out of the hospital will consist of 316,500 SF of space and 184 beds. The medical office building will offer 48,000 SF of space for offices. The development will result in the addition of four new access driveways onto Scottsdale Healthcare Drive upon opening. At full build out, a new east-west connector road between Scottsdale Road and 73rd Street will also be present north of the Discount Tire Access Drive.

Trip generation numbers for the opening year of the project, 2008, and the build out year, anticipated to be 2015, are presented in the following table.

TRIP GENERATION COMPARISON TABLE

Year	Land Use	Quantity	Units	Daily Total	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
2008 Opening	Hospital	230	1,000 SF	4,041	185	91	276	90	181	271
2008 Opening	Medical Office	48	1,000 SF	1,734	94	25	119	48	131	179
2008 Opening	Total	-	-	5,775	279	116	395	138	312	450
2015	Additional Hospital	90	1,000 SF	1,581	72	36	108	35	72	107
2015	Total	-	-	7,356	351	152	503	173	384	557

This trip generation is based on data contained in the Institute of Transportation Engineer's *Trip Generation*. The trip generation calculations indicate that in 2008, year of opening, the proposed development would generate approximately 5,775 daily trips, with 395 trips generated during the a.m. peak hour and 450 trips generated during the p.m. peak hour. In the build out year the proposed development would generate approximately 7,356 daily trips, with 503 trips generated during the a.m. peak hour and 557 trips generated during the p.m. peak hour.

Future Conditions:

Capacity calculations were performed for both Year 2008 and the 2015 scenarios for the signalized intersection of Scottsdale Road/Thompson Peak Parkway to evaluate the Level of Service (LOS) at the intersection. Capacity calculations were also performed at the six unsignalized intersections of Thompson Peak Parkway/Scottsdale Healthcare Drive, Thompson Peak Parkway/73rd Street, 73rd St/Scottsdale Healthcare Drive, Scottsdale Road/Discount Tire access drive, Scottsdale Road/New Connector Road, and 73rd Street/New Connector Road.

Capacity calculations for the signalized intersection were evaluated for the intersection overall. At the unsignalized intersections, the level of service was evaluated for each movement; the LOS shown is the LOS for the worse movement. The worse movement is often the exiting left-turn movement onto a roadway with relatively high through volume.

The results of the capacity calculations are presented in the table below.

LEVEL OF SERVICE TABLE

Intersection	Type	2008 – Year of Opening		Future Year – Full Build Out	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Scottsdale Rd/ Thompson Peak Pkwy	Signalized	B	C	D	E
Thompson Peak/ Scottsdale Healthcare	Unsignalized	C	C	F	F
Thompson Peak/73 rd St	Unsignalized	B	B	B	C
73 rd St/ Scottsdale Healthcare	Unsignalized	A	B	A	B
Scottsdale Rd/ Discount Tire Access Dr.	Unsignalized	E	F	D	F
Scottsdale Rd/ New Connector Rd	Unsignalized	E	F	E	F
73 rd St/ New Connector Rd	Unsignalized	A	A	A	A

The table above demonstrates that in the AM Peak Hour, the level of service for the signalized and unsignalized intersections in the vicinity of the site will be at LOS D or better with the proposed medical campus, with the exception of the exiting left turns from the New Connector Rd and the Discount Tire Access Dr onto Scottsdale Road, and the exiting left and through movement from Scottsdale Healthcare Dr onto Thompson Peak Parkway. This poor level of service at these three locations is only expected to occur during the peak hours.

In the PM Peak Hour, the level of service for the signalized and unsignalized intersections in the vicinity of the site will be at LOS D or better with the proposed medical campus, with the exception of the exiting left turns at the same locations in the AM Peak. In the Future PM Peak,

the intersection of Scottsdale Rd/Thompson Peak Parkway is also as LOS E. This poor level of service at these locations is expected to occur during the peak hours.

It is recommended that the intersection of Scottsdale Rd/Thompson Peak Parkway be mitigated by increasing the cycle length and adding dual northbound and southbound left turns if possible. A signal warrant was prepared for the intersection of Thompson Peak Parkway/Scottsdale Healthcare Drive, which is at LOS F in the build out scenario. It is also recommended that a traffic signal be installed at this location to mitigate poor operations once in-field traffic conditions are met. All other site access drives should be constructed to accommodate two outbound lanes and one inbound lane.

Additional Information:

This area is expanding with planned developments along with residential subdivisions and retail centers already built and prospering nearby. To the south of Thompson Peak Parkway and to the east of Scottsdale Road like land slated for mixed used development (the Stacked 40s site). A traffic signal at the Scottsdale Healthcare and Thompson Peak Parkway intersection would also serve the Stacked 40's project. To the west of Scottsdale Road, the Paradise Ridge development is planned in the City of Phoenix, which will have a similar high-intensity development plan of various residential and commercial elements.

Summary:

Analysis of the trip generation demonstrates that the proposed medical campus development in the Year 2008, the anticipated opening year, would generate approximately 5,775 daily trips, with 395 trips generated during the a.m. peak hour and 450 trips generated during the p.m. peak hour. With the project build out, anticipated to be Year 2015, the proposed development would generate approximately 7,356 daily trips, with 503 trips generated during the a.m. peak hour and 557 trips generated during the p.m. peak hour.

Capacity calculations were completed for the signalized and unsignalized intersections in the vicinity of the site. In the a.m. peak hour, the intersections are expected to operate at acceptable levels of service (LOS D or better for all movements), with the exception of the exiting left turns from the unsignalized driveways along Scottsdale Road, and the exiting left and through movement from Scottsdale Healthcare Drive onto Thompson Peak Parkway. In the p.m. peak hour, the level of service for the signalized and unsignalized intersections in the vicinity of the site will be at LOS D or better, with the exception of the exiting left turns at the same locations in the a.m. peak hour. In the 2015 p.m. peak, the intersection of Scottsdale Road and Thompson Peak Parkway is also at LOS E.

Improvements will be needed in the future scenario as the area around this medical campus develops thereby increasing traffic volumes on the surrounding roadways. Improvements, such as increase cycle length and additional left turn pockets, are recommended at the Scottsdale Road and Thompson Peak Parkway. Additionally, a signal is recommended for the intersection of Thompson Peak Parkway and Scottsdale Healthcare Drive, to be installed when traffic volumes reach levels that meet established warrants.

CITIZEN OUTREACH REPORT
Scottsdale Healthcare Thompson Peak
September 23, 2005
Case # 347-PA2005

Overview

This citizen outreach is being performed in association with a rezoning request and special use permit amendment for the continuing development of the Scottsdale Healthcare Campus at Thompson Peak located at the north east corner of Scottsdale Road and Thompson Peak Parkway. Scottsdale Healthcare and its design team have created a project that is an important community asset serving the public's health needs and designed by architects with experience in similar size suburban hospital design from the ground up in similar master planned neighborhoods.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties is ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The Scottsdale Healthcare project team has been busy conducting significant outreach into the community to date. We have been meeting both with residential and commercial neighbors to inform them about the proposed project and to gather their input. On more than five occasions the project team met with representatives from Grayhawk Community Association.

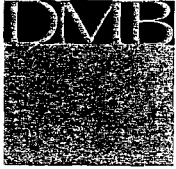
On June 28, 2005 an informational letter about the project was sent first class mail to property owners within the entire Grayhawk Community (see attached letter and notification boundary). On July 1, 2005 a second letter was sent first class mail to neighbors within 2000 feet of the project announcing a neighborhood open house, on Wednesday July 13, 2005 at Scottsdale Healthcare's Thompson Peak Medical Plaza building (see attached letter and notification boundary). In addition, Karen Kass,

Grayhawk Community Manager, emailed a notification of the meeting to over 1000 Grayhawk email addresses (see attached email). A request was made for a list of the information, but Grayhawk Community Association was unable to provide it. Fifty-five people attended the meeting (see attached sign in sheet) and were all interested in the project.

The outreach team has continued to be available to answer resident's questions, met with individual neighbors, and responded to all phone calls. A few people have expressed concern about siren noise, and it was explained that sirens are shut off close to the hospital and that the hospital itself is a quiet area. Additional meetings have also been held with Grayhawk community leadership to discuss design and neighborhood issues. The team will continue to work with the Grayhawk Community about any and all concerns as they may arise

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments: Information Letter
 Information Notification Map
 Information Labels
 Open House Letter
 Open House Notification Map
 Open House Labels
 Grayhawk Email
 Open House Sign-in Sheets



August 8, 2005

VIA FIRST CLASS MAIL

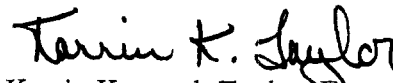
Tim Curtis
Project Coordination Manager
City of Scottsdale
7447 E. Indian School Road, Suite 105
Scottsdale, Arizona 85251

RE: Scottsdale Healthcare; Thompson Peak Parkway

Dear Tim:

We are writing this letter to express our support for Scottsdale Healthcare's proposed development of a hospital and medical office facility at Thompson Peak Parkway and Scottsdale Healthcare Drive. We have discussed the pending applications with representatives of Scottsdale Healthcare and have had an opportunity to review the proposed development plans. This project will be an asset to the community and we are supportive of their request to rezone a portion of the project and for an amendment to the existing use permit. We encourage the City Council to approve their request.

Sincerely,


Karrin Kunasek Taylor, Esq.
Vice President

cc: Charlie Freericks, DMB Associates, Inc.
Shelly McTee, Biskind, Hunt & McTee, P.L.C.

X-Original-To: psmith@localhost
Delivered-To: psmith@localhost.technicalsolutionsaz.com
Subject: [spam] FW: Scottsdale Heathcare Hospital Open House 7/13/05
Date: Wed, 6 Jul 2005 17:08:07 -0700
X-MS-Has-Attach:
X-MS-TNEF-Correlator:
Thread-Topic: Scottsdale Heathcare Hospital Open House 7/13/05
Thread-Index: AcWBo2i1J/j+y8jURVyrinUazP+4BgA5Er3A
From: "Karen Kass" <kkass@ccmcnet.com>
To: <psmith@technicalsolutionsaz.com>
X-Nospam: None
X-SpamKiller-AcctId: 1
X-SpamKiller-MsgId: 40560a5d00000f3d

Dear Paul:

Please see below. Just want to let you know that the below was sent to over 1,000 Grayhawk email addresses.

Hope this helps in your efforts.

Karen Kass, PCAM
Community Manager
Grayhawk Community Association
c/o Capital Consultants Management Corp.
7940 E. Thompson Peak Parkway, Suite 102
Scottsdale, Arizona 85255
Office, 480-563-9708 Fax, 480-563-9709
kkass@ccmcnet.com

www.grayhawkcommunity.org
www.ccmcnet.com

-----Original Message-----

From: Grayhawk Administrator [<mailto:smabie@ccmcnet.com>]
Sent: Tuesday, July 05, 2005 1:46 PM
To: Karen Kass
Subject: Scottsdale Heathcare Hospital Open House 7/13/05

Dear Neighboring Property Owner:

The purpose of this letter is to inform you that Scottsdale Healthcare will be submitting applications with the City of Scottsdale for approval to amend the hospital campus use permit and zoning to allow construction of the long awaited community hospital facility. As you may know, the northeast corner of Scottsdale Road and Thompson Peak Parkway (the location of this project) was identified in the Grayhawk Master Plan for a hospital many years ago. The area has now grown to the point that its time to build the hospital.

We are planning to hold a neighborhood open house on Wednesday, July 13th, from 5:30 PM to 7:00 PM at the Thompson Peak Medical Plaza building in Suite 130, located at 20201 N. Scottsdale Healthcare Drive for people who would like more information about the details of this new hospital. If you are unable to attend the open house but would like more information, please feel free to contact Terry Benson or Matthew Ludick at Technical Solutions at 602-957-3434. The City of Scottsdale project coordinator for this project is Tim Curtis who can be reached at 480-312-7000, reference case 347-PA-2005.

Sincerely,

Paul Smith
President
Technical Solutions

Visit Grayhawk Community Association online at
<http://www.grayhawkcommunity.org/>

Scottsdale Healthcare Facility – Thompson Peak / 73rd St
 Neighborhood Open House Sign-In Sheet
 Wednesday, July 13, 2005

Print Name	Address	Phone
SPENCER WRIGHT	1750 N. KACHINA	480 602 339 9201
John Warr	7689 E. Quail R	
KELLYAN WOLF	20802 N. GRAYHAWK DR #1002	
Ron Hamilton	7512 E. Mountain Way	
Mark Spray	7486 E. Phantom	
Jamie Ko	7339 E. Overlook Dr.	
TIM BRAY	11181 E. TURNBERRY RD	480-9985478
SHERREY BRAY	" "	" "
FERNEY KUYKENDALL	21679 N. 77TH PLACE	480-563-0864
BILL ADLER	20802 N. GRAYHAWK #1174	480-563-0604
Jody Thornton	1601 E. Thompson Peak Way,	480-659-5099
Wanda Strand		
Wanda Strand		
Eric P.A.	7501 Thompson Peak	948-1559 450
Rick Paxton	7429 E. Phantom	
Jim Fricke	7567 E. Tailspin Ln.	480-515-2930
TIM WOODWARD	21062 W. 74TH Way	480-563-0828
LESLIE WOODWARD	" " "	" "
JOE FORD	7554 E. Tailspin Ln	480-419-8895
Gary King	3101 N. Cantel Ave	265-0091
PETE SPEHAR	7441 E. WHISTLINGWIND WAY	
Paul Given	7437 E. Phantom Way	480 473 1894
JOHN RANDAZZO	19700 N. 76th St	
Charles & Nicki Stein	19550 N. Grayhawk	

Scottsdale Healthcare Facility – Thompson Peak / 73rd St
Neighborhood Open House Sign-In Sheet
Wednesday, July 13, 2005

[illegible]

Wednesday, July 13, 2005

[illegible]

Scottsdale Healthcare Facility – Thompson Peak / 73rd St
Neighborhood Open House Sign-In Sheet
Wednesday, July 13, 2005

[illegible]

Scottsdale Healthcare Facility – Thompson Peak / 73rd St

Neighborhood Open House Sign-In Sheet

Wednesday, July 13, 2005

[illegible]

Scottsdale Healthcare Facility – Thompson Peak / 73rd St
Neighborhood Open House Sign-In Sheet
Wednesday, July 13, 2005

[illegible]

SECURITY TITLE AGENCY
When recorded, return to:

Grayhawk Development
7377 E. Doubletree Ranch Road
Suite 100
Scottsdale, Arizona 85258
Attention: Clesson Hill

7/12

Unofficial Documents

91

TAMMY 146 OF 239

DECLARATION OF PROPERTY DEVELOPMENT RESTRICTIONS

This Declaration of Property Development Restrictions (the "Declaration") is executed as of the 17 day of March 1999, by CN MEDICAL LIMITED PARTNERSHIP, an Arizona limited partnership ("Declarant").

RECITALS:

A. Declarant is the owner of a parcel of real property located in Maricopa County, Arizona, described on Exhibit A attached hereto and incorporated herein (the "Property").

B. As of the date of this Declaration, an affiliate of Declarant is the owner and holder of all rights of the "Declarant" under the Master Declaration (as hereinafter defined). Defined terms used in this Declaration have the first letter of each word in the term capitalized. Defined terms used and not defined in this Declaration shall have the meanings given to them in the Master Declaration.

C. As part of a general plan to protect and enhance the value and desirability of the Project, Declarant desires to adopt this Declaration in order to establish certain development restrictions applicable to the Property as hereinafter provided.

DECLARATIONS:

Declarant declares as follows:

1. Definitions. As used herein, the following terms shall have the meanings set forth below:

a. "Association" means Grayhawk Community Association, an Arizona nonprofit corporation, its successors and assigns.

b. "Declarant" means CN Medical Limited Partnership, an Arizona limited partnership, its successors and any Person to whom it may expressly assign any or all of its rights under this Declaration.

838431.01

c. "GI" means Grayhawk Investments L.L.C., an Arizona limited liability company, its successors and any Person to whom it may expressly assign any or all of its rights under this Declaration.

d. "Improvement" means any building, structure, fence, wall, fixture, swimming pool, road, sidewalk, path, walkway, road, driveway, or parking area, and any tree, plant, shrub, grass or other landscaping improvement, and any other improvement of every kind or nature.

Unofficial Document

e. "Level I Trauma Center" means a Level I trauma center, as such term is defined from time to time by the American College of Surgeons, Committee on Trauma, but which term shall, at a minimum, include a regional resource trauma center that is a tertiary care facility central to a regional trauma care system and which provides comprehensive care resources and facilities for acute care conditions and complex injuries.

f. "Master Declaration" means the Declaration of Covenants, Conditions and Restrictions for Grayhawk dated May 25, 1995, recorded on May 26, 1995, at Recorder's No. 95-0300516, and re-recorded on June 2, 1995, at Recorder's No. 95-0317218, all in the official records of Maricopa County, Arizona, as amended from time to time. Notwithstanding any contrary provision of this Declaration: (i) reference is made to the Master Declaration in this Declaration solely for the purposes of utilizing certain definitions appearing in the Master Declaration and evidencing a common plan of development for the Property, and (ii) nothing in this Declaration is intended to subject, nor shall anything in this Declaration be construed or interpreted to subject, any portion of the Property to the Master Declaration.

2. Use and Improvement Restrictions.

a. No Improvement shall be constructed, installed, placed, maintained, or used on the portion of the Property described in Exhibit B attached hereto. The foregoing provisions of this paragraph 2(a) shall not apply to, prohibit, or otherwise restrict the construction, installation, placement, maintenance or use of any of the Improvements described in that certain Easement and Covenants Running With the Land (Drainage, Pedestrian and Landscaping - Thompson Peak Parkway and Grayhawk Walk) executed by Declarant and recorded concurrently herewith.

b. No Improvement (other than trees, plants, or other vegetation) exceeding one story in height shall be constructed, installed, placed, maintained, or used within (i) any portion of the area lying within one hundred feet of the eastern boundary of that part of the Property described in Exhibit C attached hereto; or (ii) any portion of the area lying within one hundred feet of the northern boundary of that part of the Property described in Exhibit C attached hereto.

c. No Improvement shall be constructed, installed, placed, maintained, or used on the portion of the Property described in Exhibit D attached hereto. The foregoing provisions of this paragraph 2(c) shall not apply to, prohibit, or otherwise restrict the

construction, installation, placement, maintenance or use of any of the following Improvements: (i) the Improvements described in that certain Easement and Covenants Running With the Land (Drainage, Pedestrian and Landscaping – Thompson Peak Parkway and Grayhawk Walk) executed by Declarant and recorded concurrently herewith, and/or (ii) paving, curbs, signage and lighting for ground-level parking and underground sewer, water, telephone, electric, cable and other utilities services.

d. No Improvement shall be constructed, installed, placed, maintained, or used on any portion of the Property prior to January 1, 2005, without GI's prior written consent, provided, however, that such consent (i) may be withheld, in the case of any proposed Improvement other than landscaping, only if the exterior design and proposed appearance of the Improvement is not compatible with the architectural standards established by the Association for the land which immediately adjoins the Property, (ii) may be withheld, in the case of proposed landscaping, only if the landscaping is not compatible with the landscaping installed or permitted to be installed on such adjoining land, and (iii) shall not be unreasonably withheld or delayed by GI.

e. No free-standing commercial building, structure or other facilities (including, but not limited to, hotel, bank, strip commercial, entertainment, restaurant or industrial facilities) shall be constructed, installed, placed, maintained, or used on any portion of the Property. The foregoing provisions of this paragraph 2(e) shall not apply to, prohibit, or otherwise restrict the construction, installation, placement, maintenance or use of any free-standing commercial building, structure or other facility that is generally medical in nature, or is developed or included within a medical or medical-related facility, including but not limited to, pharmacy, flower shop, cafe or coffee shop, optical shop, wellness/physical fitness and aerobic facilities, medical book store, travel agency, laundry and dry cleaning, beauty and barber shop, and banking services.

f. No portion of the Property shall be used as a Level I Trauma Center.

3. Term. All of the covenants, conditions, restrictions and other provisions of this Declaration shall remain in full force and effect until March 7, 2007, at which time all of the covenants, conditions, restrictions and other provisions of this Declaration shall terminate and be of no further force or effect.

4. Arbitration. Any claim, dispute, or other matter in question under this Declaration, including those subject to mandatory arbitration pursuant to rules adopted under A.R.S. § 12-133, shall be subject to arbitration in accordance with the following provisions:

a. Limitation on Authority. Notwithstanding any contrary provision hereof, the arbitrators shall have no power to change any of the provisions of this Declaration in any respect nor shall they have any power to make an award of reformation, and the jurisdiction of the arbitrators is hereby expressly limited accordingly.

b. Demand and Appointment. Either Declarant or the owner of the Property may serve the other with a written demand for arbitration which shall also specify the name and address of one person designated to act as arbitrator on behalf of that party. Within fifteen (15) days after the service of such request, the other party shall give to the first party written notice specifying the name and address of the person designated to act as arbitrator on its behalf. If the other party fails to so notify the first party within the time above specified, then the appointment of the second arbitrator shall be made by the American Arbitration Association ("AAA") pursuant to the AAA's Commercial Arbitration Rules (the "Rules") then in effect. The arbitrators chosen shall meet within ten (10) days at ^{Unofficial Document} or is appointed and shall appoint a third arbitrator who shall be a competent, impartial person, and in the event of their being unable to agree upon such appointment within the foregoing ten (10) day period, the third arbitrator shall be selected by the parties themselves if they can agree thereon within a further period of fifteen (15) days. If the parties do not so agree, then either party on behalf of both may request the AAA to appoint such third arbitrator. The person appointed shall be the third arbitrator. Each of the arbitrators chosen or appointed pursuant to this subparagraph must be recognized in the Phoenix metropolitan area as having competence in the field of real estate development.

c. Rules. The arbitration shall be conducted in Maricopa County, Arizona, and in accordance with the Rules.

d. Decision. The arbitrators shall render their decision, upon the concurrence of at least two of their number, within thirty (30) days after the appointment of the third arbitrator. Their decision shall be in writing and counterpart copies shall be delivered to each of the parties. A decision in which any two of the arbitrators acting hereunder concur may be appealed directly to the Superior Court of Maricopa County within thirty (30) days of the date of the decision if such appeal is permitted under the provisions of A.R.S. § 12-1512. Except as permitted under the provisions of A.R.S. § 12-1512, the decision of the arbitrators shall be final and binding and shall not be subject to appeal by either party. Unless so appealed, such decision shall in all cases be final, binding and conclusive upon the parties and judgment upon the decision may be entered by any court having jurisdiction thereof.

e. Fees. Unless otherwise required by the decision of the arbitrators, each party shall pay the fees and expenses of the original arbitrator appointed by such party or in whose stead, as above provided, such arbitrator was appointed, and the fees and of the third arbitrator, if any, shall be borne equally by the parties. Each party shall bear the expense of its own counsel, experts, and preparation and presentation of proof, in connection with all proceedings prior to the entry of a decision by the arbitrators.

5. Runs with the Land. All of the covenants, conditions, restrictions and other provisions of this Declaration shall run with the Property and shall be binding upon the Property, the owner of the Property, and all Persons having or acquiring any right, title or interest in or to the Property or any part thereof and their personal representatives, successors and assigns. By acceptance of any deed or by the acquiring of any right title or interest in or to the Property or any portion thereof, each Person for itself, its heirs, personal representatives, successors, transferees, grantees and assignees, binds itself and all such parties to all the covenants,

conditions, restrictions and other provisions of this Declaration imposed on the Property or the owner thereof by this Declaration.

6. Termination and Amendment. Subject to the provisions of paragraph 3 above, this Declaration may be terminated at any time only by a written instrument executed by Declarant. This Declaration may be amended at any time, or from time to time, only by a written instrument executed by Declarant and the owner(s) of the Property. In no event shall any such written instrument of termination or amendment be effective unless and until it is Recorded.

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7. Waiver. The waiver of, or the failure to enforce, any breach or violation of this Declaration shall not be deemed to be a waiver of the right to enforce, or be deemed an abandonment of any right or provision under this Declaration, nor shall it be deemed to be a waiver of the right to enforce any subsequent breach or violation of this Declaration, regardless of whether any Person affected thereby had knowledge of the breach or violation.

8. Severability; Interpretation; Gender. Invalidation of any one of the covenants, conditions, restrictions or other provisions of this Declaration by judgment or court order shall in no way affect any other provisions and such other provisions shall remain in full force and effect. The provisions hereof shall be construed and interpreted with reference to the laws of the State of Arizona. Where the context hereof so requires, any personal pronouns used herein, whether used in the masculine, feminine or neuter gender, shall include all genders, and the singular shall include the plural and vice versa. Titles of paragraphs of this Declaration are for convenience only and shall not affect the interpretation hereof.

9. Perpetuities. If any of the covenants, conditions, restrictions or other provisions of this Declaration shall be unlawful, void or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of the President of the United States in office on the date this Declaration is Recorded.

10. Enforcement. This Declaration may be enforced only by Declarant.

IN WITNESS WHEREOF, Declarant has executed this instrument as of the date first set forth above.

DECLARANT:

CN MEDICAL LIMITED PARTNERSHIP, an
Arizona limited partnership

Unofficial Document WK DEVELOPMENT, INC., an
Arizona corporation, its General Partner

By: Clesson E. Hill
Its: Assistant Secretary

STATE OF ARIZONA)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 17th day of March, 1999, by Clesson E. Hill, the Assistant Secretary of Grayhawk Development, Inc., an Arizona corporation, General Partner, on behalf of CN Medical Limited Partnership, an Arizona limited partnership, for and on behalf thereof.

Pamela R. Brown
Notary Public

My Commission Expires:

March 19, 2002

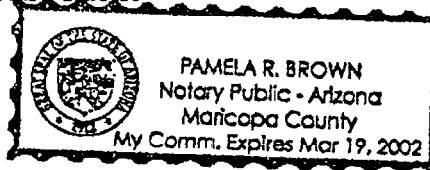


EXHIBIT "A"

PARCEL 1

That part of Tract b, FIRST AMENDMENT TO STATE PLAT NO. 27 AMENDED, CORE NORTH, according to Book ^{Unofficial Document} 1, records of Maricopa County, Arizona, located in a portion of the Southwest quarter of Section 23, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of said Tract b, said point also being the Southwest corner of said Section 23;

thence South 89 degrees 59 minutes 07 seconds East, along the South line of said Tract b, a distance of 990.58 feet;

thence North 00 degrees 01 minutes 35 seconds West, leaving said South line, a distance of 65.00 feet to a point on the northerly line of Thompson Peak Parkway as shown on MAP OF DEDICATION, VILLAGE 1, PHASE 1, GRAYHAWK, according to Book 421 of Maps, Page 48, records of Maricopa County, Arizona, said point being the TRUE POINT OF BEGINNING;

thence North 89 degrees 59 minutes 07 seconds West, along said northerly line, a distance of 100.21 feet to a point on the northerly line of Thompson Peak Parkway as shown on MAP OF DEDICATION, PARCEL b, GRAYHAWK, according to Book 435 of Maps, Page 50, records of Maricopa County, Arizona, the following courses will follow said northerly line and the easterly line of 73rd Street as shown on said MAP OF DEDICATION, PARCEL b, GRAYHAWK, until otherwise mentioned;

thence North 00 degrees 00 minutes 53 seconds East 5.00 feet;

thence North 89 degrees 59 minutes 07 seconds West a distance of 180.38 feet to the beginning of a curve concave northeasterly and having a radius of 20.00 feet;

thence northwesterly, along the arc of said curve through a central angle of 89 degrees 57 minutes 32 seconds a distance of 31.40 feet to a point of tangency;

thence North 00 degrees 01 minutes 35 seconds West a distance of 445.23 feet;

thence South 89 degrees 59 minutes 07 seconds East, leaving said easterly line, a distance of 149.27 feet;

thence South 40 degrees 01 minutes 35 seconds East a distance of 235.40 feet;

thence South 00 degrees 01 minutes 35 seconds East a distance of 290.00 feet to the TRUE POINT OF BEGINNING.

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description and except all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials whether or not of commercial value, as set forth in Section 37-231, ARS.

Unofficial Document

Said parcel contains 2.9067 acres more or less.

PARCEL 2

That part of Tract b, FIRST AMENDMENT TO STATE PLAT NO. 27 AMENDED, CORE NORTH, according to Book 395 of Maps, Page 21, records of Maricopa County, Arizona, located in a portion of the Southwest quarter of Section 23, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the most easterly Northeast corner of said Tract b which is common with the Southeast corner of Tract 1e(a) of said FIRST AMENDMENT TO STATE PLAT;

thence South 08 degrees 03 minutes 11 seconds West, along the easterly line of said Tract b, a distance of 190.00 feet;

thence North 81 degrees 56 minutes 47 seconds West, leaving said easterly line, a distance of 221.55 feet;

thence South 60 degrees 00 minutes 53 seconds West a distance of 45.36 feet to a point lying on the northerly line of Scottsdale Memorial Drive as shown on MAP OF DEDICATION, PARCEL b, GRAYHAWK, according to Book 435 of Maps, Page 50, records of Maricopa County, Arizona, said point lying on a curve, the radius of which bears South 60 degrees 00 minutes 53 seconds West a distance of 230.00 feet;

thence northwesterly, along said northerly line and the arc of said curve through a central angle of 36 degrees 14 minutes 35 seconds a distance of 145.49 feet to a point of tangency;

thence North 66 degrees 13 minutes 42 seconds West, continuing along said northerly line, a distance of 351.45 feet to the beginning of a curve concave southerly and having a radius of 330.00 feet;

thence westerly, continuing along said northerly line and the arc of said curve through a central angle of 50 degrees 17 minutes 38 seconds a distance of 289.67 feet;

thence North 00 degrees 01 minutes 35 seconds West, leaving said northerly line and said curve, a distance of 387.09 feet to a boundary corner of said Tract b, said corner is common with the Southwest corner of said Tract 1e(a);

thence South 66 degrees 13 minutes 42 seconds East, along the northerly line of said Tract b, a distance of 1086.12 feet to the TRUE POINT OF BEGINNING.

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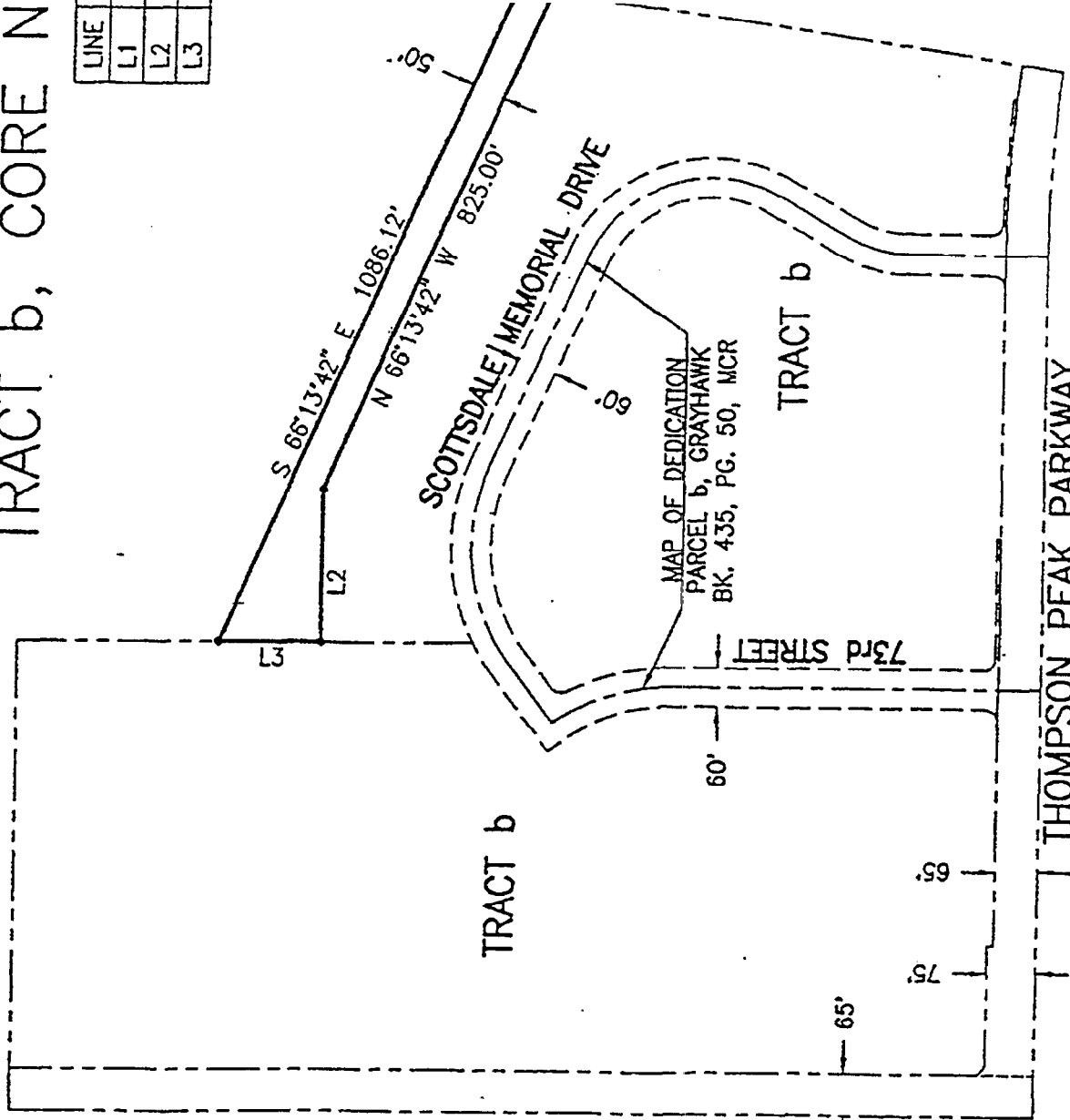
EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description and except all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials whether or not of commercial value, as set forth in Section 37-231, ARS.

Said parcel contains 5.9855 acres more or less.

DRAINAGE, LANDSCAPE & PEDESTRIAN EASEMENT TRACT b, CORE NORTH

LINE	BEARING	DISTANCE
L1	S 08°03'11" W	51.94
L2	N 89°59'07" W	231.62
L3	N 00°01'35" W	156.63

MAP OF DEDICATION
GRAYHAWK
BK. 462, PG. 50, MCR
SCOTTSDALE ROAD & DEER VALLEY ROAD



Unofficial Document

TPOB
MOST EASTERLY
NE CORNER
TRACT b

EXHIBIT B

GILBERTSON ASSOCIATES
#27179 2-16-89

PROPERTY DESCRIPTION
DRAINAGE, LANDSCAPE & PEDESTRIAN EASEMENT
TRACT b, CORE NORTH

That portion of Tract b, FIRST AMENDMENT TO STATE PLAT NO. 27
AMENDED, CORE NORTH, acco ^{Unofficial Document} 15 of Maps, Page 21,
records of Maricopa County, Arizona, located in a portion of the
Southwest quarter of Section 23, Township 4 North, Range 4 East of
the Gila and Salt River Base and Meridian, Maricopa County,
Arizona, more particularly described as follows:

BEGINNING at the most easterly Northeast corner of said Tract b;

thence South 08 degrees 03 minutes 11 seconds West, along the
easterly line of said Tract b, a distance of 51.94 feet;

thence North 66 degrees 13 minutes 42 seconds West, leaving said
easterly line, a distance of 825.00 feet;

thence North 89 degrees 59 minutes 07 seconds West 231.62 feet;

thence North 00 degrees 01 minutes 35 seconds West a distance of
156.63 feet to a corner lying on the northerly line of said Tract
b;

thence South 66 degrees 13 minutes 42 seconds East, along said
northerly line, a distance of 1086.12 feet to the POINT OF
BEGINNING.

Said parcel contains 1.5132 acres more or less.

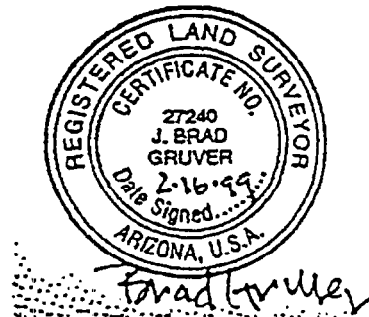
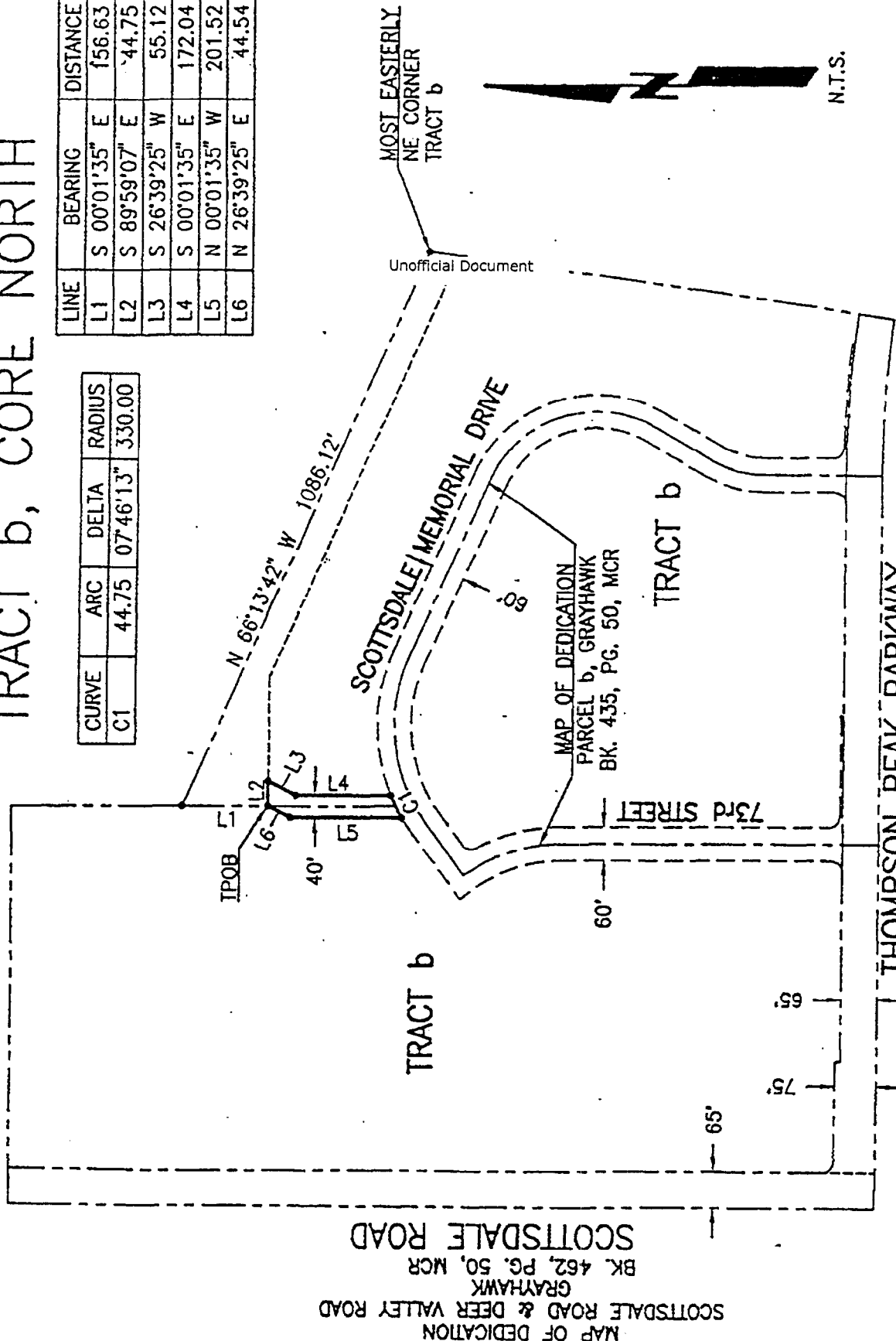


EXHIBIT B
(continued)

40' DRAINAGE & PEDESTRIAN EASEMENT TRACT b, CORE NORTH

LINE	BEARING	DISTANCE
L1	S 00°01'35" E	156.63
L2	S 89°59'07" E	44.75
L3	S 26°39'25" W	55.12
L4	S 00°01'35" E	172.04
L5	N 00°01'35" W	201.52
L6	N 26°39'25" E	44.54

CURVE	ARC	DELTA	RADIUS
C1	44.75	07°46'13"	330.00



Unofficial Document



N.T.S.

GILBERTSON ASSOCIATES
#27179 2-16-99

THOMPSON PEAK PARKWAY
MAP OF DEDICATION
VILLAGE 1, PHASE 1, GRAYHAWK
BK. 421, PG. 48, MCR

MAP OF DEDICATION
SCOTTSDALE ROAD & DEER VALLEY ROAD
GRAYHAWK
BK. 462, PG. 50, MCR

PROPERTY DESCRIPTION
DRAINAGE & PEDESTRIAN EASEMENT
TRACT b, CORE NORTH

That portion of Tract b, FIRST AMENDMENT TO STATE PLAT NO. 27 AMENDED, CORE NORTH, according to Book 395 of Maps, Page 21, records of Maricopa County, Arizona, located in a portion of the Southwest quarter of Sect ^{Unofficial Document} 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the most easterly Northeast corner of said Tract b;

thence North 66 degrees 13 minutes 42 seconds West, along the northerly line of said Tract b, a distance of 1086.12 feet to a corner on said northerly line;

thence South 00 degrees 01 minutes 35 seconds East, leaving said northerly line, a distance of 156.63 feet to the TRUE POINT OF BEGINNING;

thence South 89 degrees 59 minutes 07 seconds East 44.75 feet;

thence South 26 degrees 39 minutes 25 seconds West 55.12 feet;

thence South 00 degrees 01 minutes 35 seconds East a distance of 172.04 feet to a point lying on the northerly right-of-way line of Scottsdale Memorial Drive as shown on MAP OF DEDICATION, PARCEL b, GRAYHAWK, according to Book 435 of Maps, Page 50, records of Maricopa County, Arizona, said point lying on a curve concave southeasterly the radius of which bears South 22 degrees 42 minutes 10 seconds East a distance of 330.00 feet;

thence southwesterly, along said northerly right-of-way line and the arc of said curve through a central angle of 07 degrees 46 minutes 13 seconds a distance of 44.75 feet;

thence North 00 degrees 01 minutes 35 seconds West, leaving said northerly right-of-way line and said curve, a distance of 201.52 feet;

thence North 26 degrees 39 minutes 25 seconds East a distance of 44.54 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 0.2167 acres more or less.

GILBERTSON ASSOCIATES J:\IS\GEN\271\b-office-SW-DE



EXHIBIT C

That part of Tract b, FIRST AMENDMENT TO STATE PLAT NO. 27 AMENDED, CORE NORTH, according to Book 395 of Maps, Page 21, records of Maricopa County, Arizona, located in a portion of the Southwest quarter of Section 23, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as foll

Unofficial Document

BEGINNING at the most easterly Northeast corner of said Tract b which is common with the Southeast corner of Tract 1e(a) of said FIRST AMENDMENT TO STATE PLAT;

thence South 08 degrees 03 minutes 11 seconds West, along the easterly line of said Tract b, a distance of 190.00 feet;

thence North 81 degrees 56 minutes 47 seconds West, leaving said easterly line, a distance of 221.55 feet;

thence South 60 degrees 00 minutes 53 seconds West a distance of 45.36 feet to a point lying on the northerly line of Scottsdale Memorial Drive as shown on MAP OF DEDICATION, PARCEL b, GRAYHAWK, according to Book 435 of Maps, Page 50, records of Maricopa County, Arizona, said point lying on a curve, the radius of which bears South 60 degrees 00 minutes 53 seconds West a distance of 230.00 feet;

thence northwesterly, along said northerly line and the arc of said curve through a central angle of 36 degrees 14 minutes-35 seconds a distance of 145.49 feet to a point of tangency;

thence North 66 degrees 13 minutes 42 seconds West, continuing along said northerly line, a distance of 351.45 feet to the beginning of a curve concave southerly and having a radius of 330.00 feet;

thence westerly, continuing along said northerly line and the arc of said curve through a central angle of 50 degrees 17 minutes 38 seconds a distance of 289.67 feet;

thence North 00 degrees 01 minutes 35 seconds West, leaving said northerly line and said curve, a distance of 387.09 feet to a boundary corner of said Tract b, said corner is common with the Southwest corner of said Tract 1e(a);

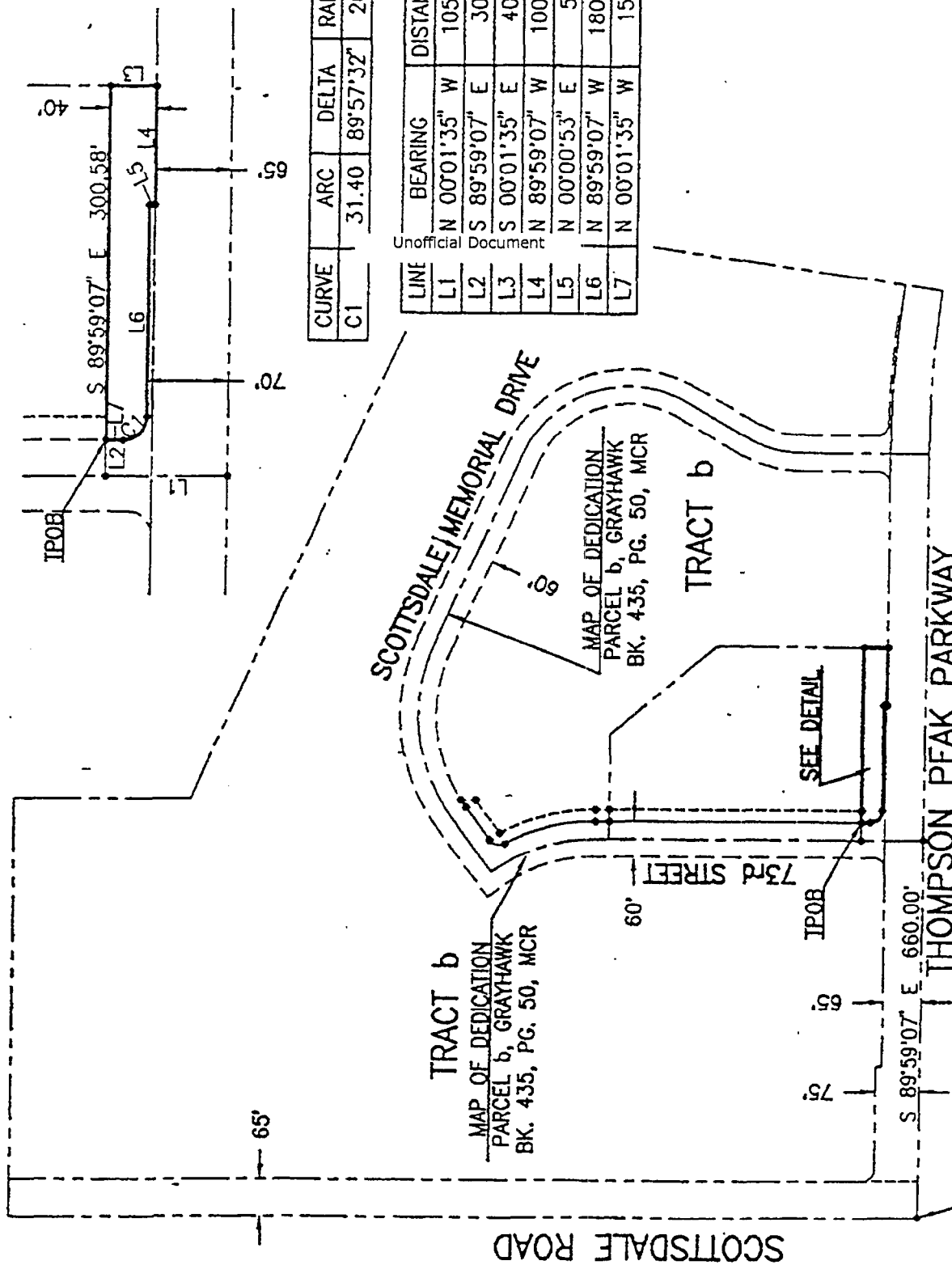
thence South 66 degrees 13 minutes 42 seconds East, along the northerly line of said Tract b, a distance of 1086.12 feet to the TRUE POINT OF BEGINNING.

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description

and except all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials whether or not of commercial value, as set forth in Section 37-231, ARS.

Said parcel contains 5.9855 acres more or less.

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CURVE	ARC	DELTA	RADIUS
C1	31.40	89°57'32"	20.00

LINE	BEARING	DISTANCE
L1	N 00°01'35" W	105.00
L2	S 89°59'07" E	30.00
L3	S 00°01'35" E	40.00
L4	N 89°59'07" W	100.21
L5	N 00°00'53" E	5.00
L6	N 89°59'07" W	180.38
L7	N 00°01'35" W	15.01

Unofficial Document

GILBERTSON ASSOCIATES
#27179 2-16-98

MAP OF DEDICATION
VILLAGE 1, PHASE 1, GRAY-HAWK
BK. 421, PG. 48, MCR

SW COR, TRACT b
SW COR. SEC. 23

MAP OF DEDICATION
SCOTTSDALE ROAD & DEER VALLEY ROAD
GRAYHAWK
BK. 462, PG. 50, MCR

PROPERTY DESCRIPTION
DRAINAGE, LANDSCAPE & PEDESTRIAN EASEMENT
TRACT b, CORE NORTH

That portion of Tract b, Unofficial Document TO STATE PLAT NO. 27 AMENDED, CORE NORTH, according to Book 395 of Maps, Page 21, records of Maricopa County, Arizona, located in a portion of the Southwest quarter of Section 23, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract b, said point being the Southwest corner of said Section 23;

thence South 89 degrees 59 minutes 07 seconds East, along the South line of said Tract b, a distance of 660.00 feet to the intersection of Thompson Peak Parkway and 73rd Street as shown on MAP OF DEDICATION, VILLAGE 1, PHASE 1, GRAYHAWK, according to Book 421 of Maps, Page 48, and MAP OF DEDICATION, PARCEL b, GRAYHAWK, according to Book 435 of Maps, Page 50, both records of Maricopa County, respectively;

thence North 00 degrees 01 minutes 35 seconds West, leaving said South line along said centerline of 73rd Street, a distance of 105.00 feet;

thence South 89 degrees 59 minutes 07 seconds East, leaving said centerline, a distance of 30.00 feet to a point lying on the easterly right-of-way line of said 73rd Street, said point being the TRUE POINT OF BEGINNING;

thence South 89 degrees 59 minutes 07 seconds East, leaving said easterly right-of-way line, a distance of 300.58 feet;

thence South 00 degrees 01 minutes 35 seconds East a distance of 40.00 feet to a point lying on the North right-of-way line of Thompson Peak Parkway as shown on said MAP OF DEDICATION, VILLAGE 1, PHASE 1, GRAYHAWK;

thence North 89 degrees 59 minutes 07 seconds West, along said North right-of-way line, a distance 100.21 feet;

thence North 00 degrees 00 minutes 53 seconds East, leaving said North right-of-way line along the northerly right-of-way line of Thompson Peak Parkway as shown on said MAP OF DEDICATION, PARCEL b, GRAYHAWK, a distance of 5.00 feet;

thence North 89 degrees 59 minutes 07 seconds West, along said northerly line, a distance of 180.38 feet to the beginning of a

curve concave northeasterly and having a radius of 20.00 feet;
thence northwesterly, transitioning from said northerly right-of-
way line to said easterly right-of-way line of said 73rd Street
along the arc of said curve through a central angle of 89 degrees
57 minutes 32 seconds a distance of 31.40 feet to a point of
tangency;

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thence North 00 degrees 01 minutes 35 seconds West, along said
easterly right-of-way line, a distance of 15.01 feet to the TRUE
POINT OF BEGINNING.

Said parcel contains 0.2510 acres more or less.



GILBERTSON ASSOCIATES 2-16-99 J:\IS\GEN\271\b-hotel-PED-LS-DE

The figure is an aerial photograph of a residential area. A legend in the top left corner identifies the 'Site Boundary' as a solid black line and 'Properties within 750-feet' as a dashed black line. A north arrow is located in the top right corner. The title block in the bottom right corner contains the text 'Q.S. 41-45' and 'Labels pulled 8/3/05'. The map shows a grid of streets and building footprints, with the site boundary and surrounding properties clearly marked.

Map Legend:

Site Boundary

Properties within 750-feet

Additional Notifications:

- Interested Parties
- Grayhawk Community Association

46-ZN-1990#16 & 21-UP-1995 #3

Labels pulled 8/3/05



- Interested Parties
- Grayhawk Community Association

Properties within 750-feet

ATTACHMENT #10

Mr. Kercher informed the Commission of a few alleys where barricades have been constructed to prevent this type of cut-through traffic.

In response to inquiry by Commissioner Barnett, Mr. Kercher confirmed that Transportation staff have not yet discussed alternative solutions with the Applicant.

Commissioner Heitel expressed a preference of having a plan in place before allowing individual applications, expressing concerns that this application will open the floodgates to property owners in similar subdivisions. He expressed that he could not support this application and suggested that the Transportation Department assist the Applicant with a blockade.

Vice-Chairman Steinberg commented that a task force should be formed to study all of the abandonment issues. A comprehensive plan is needed, especially in south Scottsdale. A situation like the current application is unfair to both the Applicant and her neighbor.

In response to a question from Chairman Gulino, Mr. Ward confirmed that refuse collection occurs via the rear alleys. Chairman Gulino agreed that it makes sense to look at the overall area and expressed sympathizing with the security and safety issues that alleys create. He asked Mr. Kercher about other measures that could be taken to curtail drive-through traffic. Mr. Kercher reported that the City could erect a barricade in a reasonable amount of time.

Commissioner Hess concurred with the other Commissioners and suggested that if the Commission denies the application, it would be a good idea to have the Traffic Department consult with homeowners who want alleys abandoned. If there is an alternative solution, homeowners should not have to go through this process to find out.

Commissioner Barnett expressed a desire to see this matter be continued, allowing time to review alternative solutions.

Commissioner Steinke expressed great concerns about the time being spent on an individual item, suggesting that the Commission should focus attention on the big picture. He too supports a continuance.

Chairman Gulino agreed that a continuance makes sense, but in the meantime something should be done to stop the drive-through traffic.

Commissioner Heitel said he sees this as potentially the beginning of a much bigger issue. It is a big-picture issue being played out on a small piece of property. Until a plan is in place, homeowners will be forced to make applications as in the present case. He believes that neighborhood traffic and openness make alleyways safer.

COMMISSIONER HEITEL MOVED THE CONTINUANCE OF 11-AB-2005 FOR SIX MONTHS. THE MOTION WAS SECONDED BY COMMISSIONER HESS AND CARRIED UNANIMOUSLY BY A VOTE OF 6 (SIX) TO 0 (ZERO).

10. 46-ZN-1990#16 (Scottsdale Healthcare) Staff—Tim Curtis, Applicant Stephen Earl

Request by owner to rezone 2.5+/- acre parcel from Planned Community District with Central Business District comparable uses (C-2 PCD) to Planned Community District with Commercial Office comparable uses (C-O PCD) with amended development standards on a 10.5+/- acre parcel located at the northeast corner of 73rd Street and Thompson Peak Parkway. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Stephen Earl, 602-265-0094.**

11. 21-UP-1995#3 (Scottsdale Healthcare) Staff—Tim Curtis, Applicant Stephen Earl

Mr. Kercher informed the Commission of a few alleys where barricades have been constructed to prevent this type of cut-through traffic.

In response to inquiry by Commissioner Barnett, Mr. Kercher confirmed that Transportation staff have not yet discussed alternative solutions with the Applicant.

Commissioner Heitel expressed a preference of having a plan in place before allowing individual applications, expressing concerns that this application will open the floodgates to property owners in similar subdivisions. He expressed that he could not support this application and suggested that the Transportation Department assist the Applicant with a blockade.

Vice-Chairman Steinberg commented that a task force should be formed to study all of the abandonment issues. A comprehensive plan is needed, especially in south Scottsdale. A situation like the current application is unfair to both the Applicant and her neighbor.

In response to a question from Chairman Gulino, Mr. Ward confirmed that refuse collection occurs via the rear alleys. Chairman Gulino agreed that it makes sense to look at the overall area and expressed sympathizing with the security and safety issues that alleys create. He asked Mr. Kercher about other measures that could be taken to curtail drive-through traffic. Mr. Kercher reported that the City could erect a barricade in a reasonable amount of time.

Commissioner Hess concurred with the other Commissioners and suggested that if the Commission denies the application, it would be a good idea to have the Traffic Department consult with homeowners who want alleys abandoned. If there is an alternative solution, homeowners should not have to go through this process to find out.

Commissioner Barnett expressed a desire to see this matter be continued, allowing time to review alternative solutions.

Commissioner Steinke expressed great concerns about the time being spent on an individual item, suggesting that the Commission should focus attention on the big picture. He too supports a continuance.

Chairman Gulino agreed that a continuance makes sense, but in the meantime something should be done to stop the drive-through traffic.

Commissioner Heitel said he sees this as potentially the beginning of a much bigger issue. It is a big-picture issue being played out on a small piece of property. Until a plan is in place, homeowners will be forced to make applications as in the present case. He believes that neighborhood traffic and openness make alleyways safer.

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11. 21-UP-1995#3 (Scottsdale Healthcare) Staff—Tim Curtis, Applicant Stephen Earl

Request by owner to amend the previously approved conditional use permit on a 14.5 +/- acre parcel located at the northeast corner of 73rd Street and Thompson Peak Parkway. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Stephen Earl, 602-265-0094.**

Mr. Curtis presented the case. Highlights of the presentation included an aerial view of the location of the property at the northeast corner of Scottsdale Road and Thompson Peak Parkway; a zoning map; and the previously approved 1995 plan for the hospital. Mr. Curtis added that the need for a traffic signal had been discussed in the study session, and if warranted that would be installed at the time the hospital opens. An amended stipulation regarding the traffic signal has been implemented.

Commissioner Heitel asked about the planning history of the hospital. Mr. Curtis explained that the master plan was approved in 1990. The property was always intended to be a medical campus. The hospital use permit was approved in 1995.

Vice-Chairman Steinberg asked whether a hotel (which was the prior plan for the 2.9 acres) would be a more intensive usage than the current proposal. Mr. Curtis noted that much more detail is available with regard to the current project and agreed with Vice-Chairman Steinberg that a hotel would typically create more of a traffic impact than a community hospital.

Mr. Stephen Earl addressed the meeting on behalf of Scottsdale Healthcare. He briefly outlined the history of Scottsdale Healthcare and provided a brief overview regarding the evolution of the proposed community hospital.

Mr. Earl noted that the request before the Commission is to include the hotel parcel as part of the hospital, and to amend the use permit to include it. Open space has been moved to be adjacent to the residences. The hospital considers this to be a technical variance, because they are planning a campus. Hospitals are higher than other buildings because so much infrastructure has to be placed between floors. Vital equipment has to be placed indoors for protection and this contributes to the volume. There is now an immediate need for a hospital in north Scottsdale. With the acquisition of the hotel parcel, the plans shifted the bulk of the hospital farther southwest. The hospital will be between the helipad and the homes. The helipad is expected to be used three or four times a month to transport patients to other facilities.

Mr. Earl reported that the hospital held two neighborhood open house meetings. As a result of those meetings, the hospital planted extra trees in the landscaped buffer area and are installing shields on the lighting in the parking lot.

The Applicant is in agreement with proposed staff stipulations, including the request for a traffic signal at Thompson Peak and Scottsdale Healthcare Drive identified at the study session.

Commissioner Barnett commented that the amended stipulation refers to completion of a warrant analysis and opined that a traffic signal will be needed by the time the hospital opens. Mr. Earl stated that the Applicant would prefer to see the signal implemented when the hospital opens and will comply with requirements as established by the City.

Commissioner Steinke asked about the outreach effort to the neighborhood. Mr. Earl reported that a thousand invitations to attend an open house at the medical office building were sent to everyone in Grayhawk. Residents are mostly enthusiastic about having a hospital close to their homes. Discount Tire expressed concerns about circulation and also want to see the traffic lights go in sooner rather than later. Commissioner Steinke remarked that it is refreshing to hear about this level of outreach.

Mr. Paul Given addressed the Commission. He resides at 437 East Phantom Way, which is the first street north of the parcel in question. He is the Vice-President of the Grayhawk HOA and Chairman of the Development Committee. He expressed concerns regarding height and the

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impact on the community in terms of traffic. He noted that the number of beds for the final hospital is 50 percent higher than what was planned in 1995. If more office space is required, the homeowners would want to have some input. He noted that the neighbors had been complaining for years about the lack of light shields on the parking lot and only after the open house did the hospital act to correct the situation.

In response to a question from Chairman Gulino, Mr. Given clarified that he was expressing the views of the Board of Directors.

Vice-Chairman Steinberg asked Mr. Given if he was aware of the planned medical campus when he bought his home. Mr. Given replied that at the time he purchased his home the project was described as a medical office campus. He further noted that they are not opposed to the hospital, but are concerned that it be consistent with the community. They hope that over time they will not see an increase in the use of the urgent care facility.

Vice-Chairman Steinberg noted that the deed restriction prevents the hospital from ever becoming a Level One trauma center. Mr. Given disagreed. Vice-Chairman Steinberg opined that some of the concerns are unfounded, noting that the height is mitigated by the slope, helicopter noise will be minimal and according to stipulation, the hospital would never become a Level One trauma center.

In response to inquiry by Commissioner Barnett regarding Grayhawk's position on the traffic light issue, Mr. Given opined that Grayhawk would probably be supportive of it.

Mr. Daniel Wainwright, Vice-President of Discount Tire Company, 20225 North Scottsdale Road addressed the meeting. Discount Tire is generally supportive of the project. Scottsdale HealthCare representatives have been responsive in addressing their concerns. Shifting the hospital to the southwest to mitigate the height issue was one concern. Their biggest concern is the traffic issue and the early installation of the traffic signal. He appreciates the Planning Commission's insight in adding that as a stipulation to the project.

Commissioner Heitel applauded the proactive stance taken by the Applicant and Discount Tire in the interests of safety.

Mr. Earl thanked Mr. Given and Mr. Wainwright for the time they have devoted to help the Applicant work through a variety of issues. He assured Mr. Given that the hospital building will, in-fact, be placed at the new location to the southwest of the original location. He reiterated that the new hospital will never become a Level One trauma center, citing the deed restriction and the creation of the loop road. He reiterated agreement that the traffic signal is vitally important. The Applicant is prepared to pay 100 percent of the cost up front and seek reimbursement from the Stacked Forties development at a later date.

Vice-Chairman Steinberg applauded Scottsdale Healthcare for its community outreach and in providing an amenity which will serve the community.

VICE-CHAIRMAN STEINBERG MADE A MOTION TO APPROVE 46-ZN-1990#16, AND 21-UP-1995#3, NOTING THAT ALL USE PERMIT CRITERIA HAVE BEEN SATISFACTORILY MET, WITH THE STIPULATION THAT THE TRAFFIC LIGHT IS INSTALLED CONCURRENTLY WITH THE OPENING OF THE HOSPITAL. THE PHRASE "WARRANT ANALYSIS" IS STRICKEN FROM THE PROPOSED STIPULATION. COMMISSIONER HEITEL SECONDED THE MOTION.

Chairman Gulino expressed support for the motion, although he feels strongly that the Commission should not arbitrarily start placing traffic signals around the City. It is important that the guidelines and procedures be followed as a matter of principle.

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THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF 6 (SIX) TO 0 (ZERO).

WRITTEN COMMUNICATION

None.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission adjourned at 6:53 p.m.

Respectfully submitted,
AV-Tronics, Inc.

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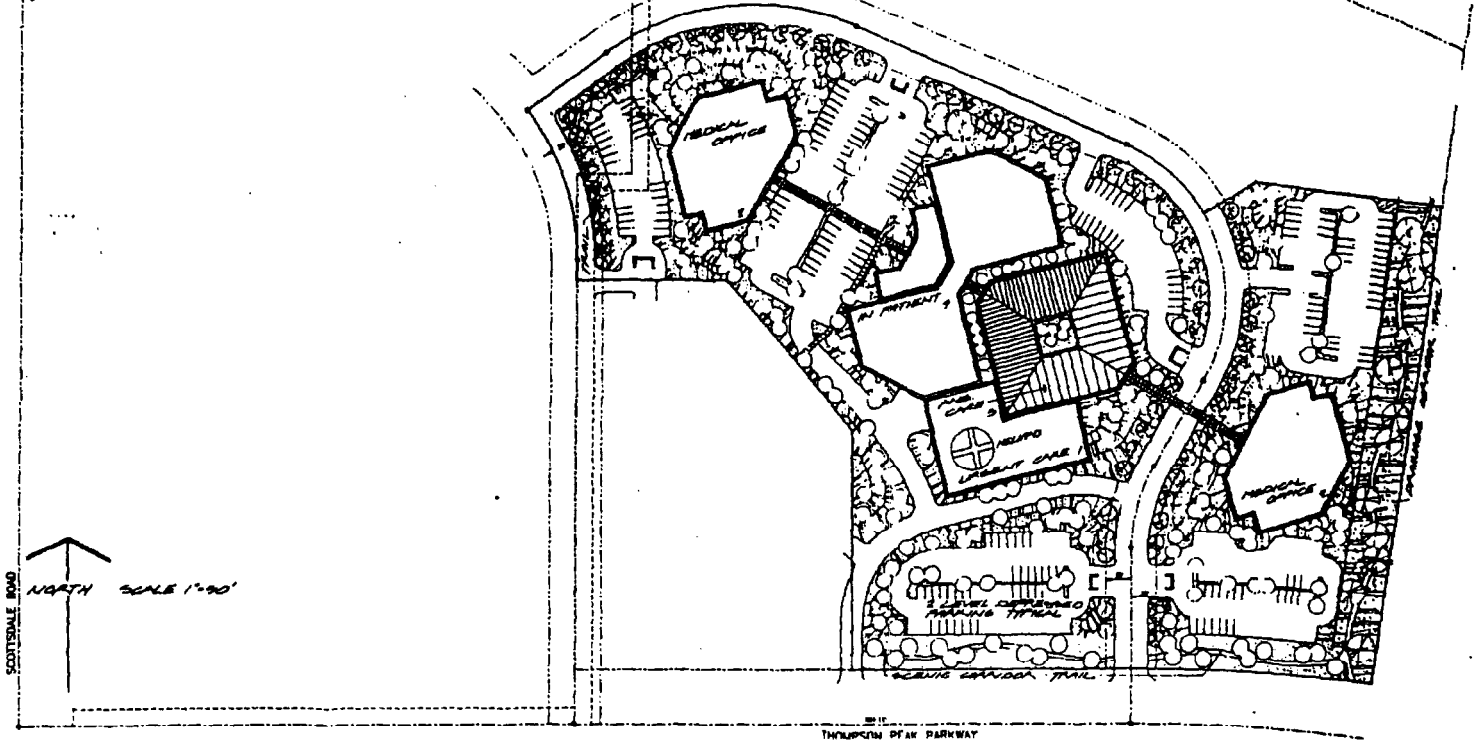
Respectfully submitted,
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scottsdale medical campus

scottsdale memorial hospitals
g. william larson associates

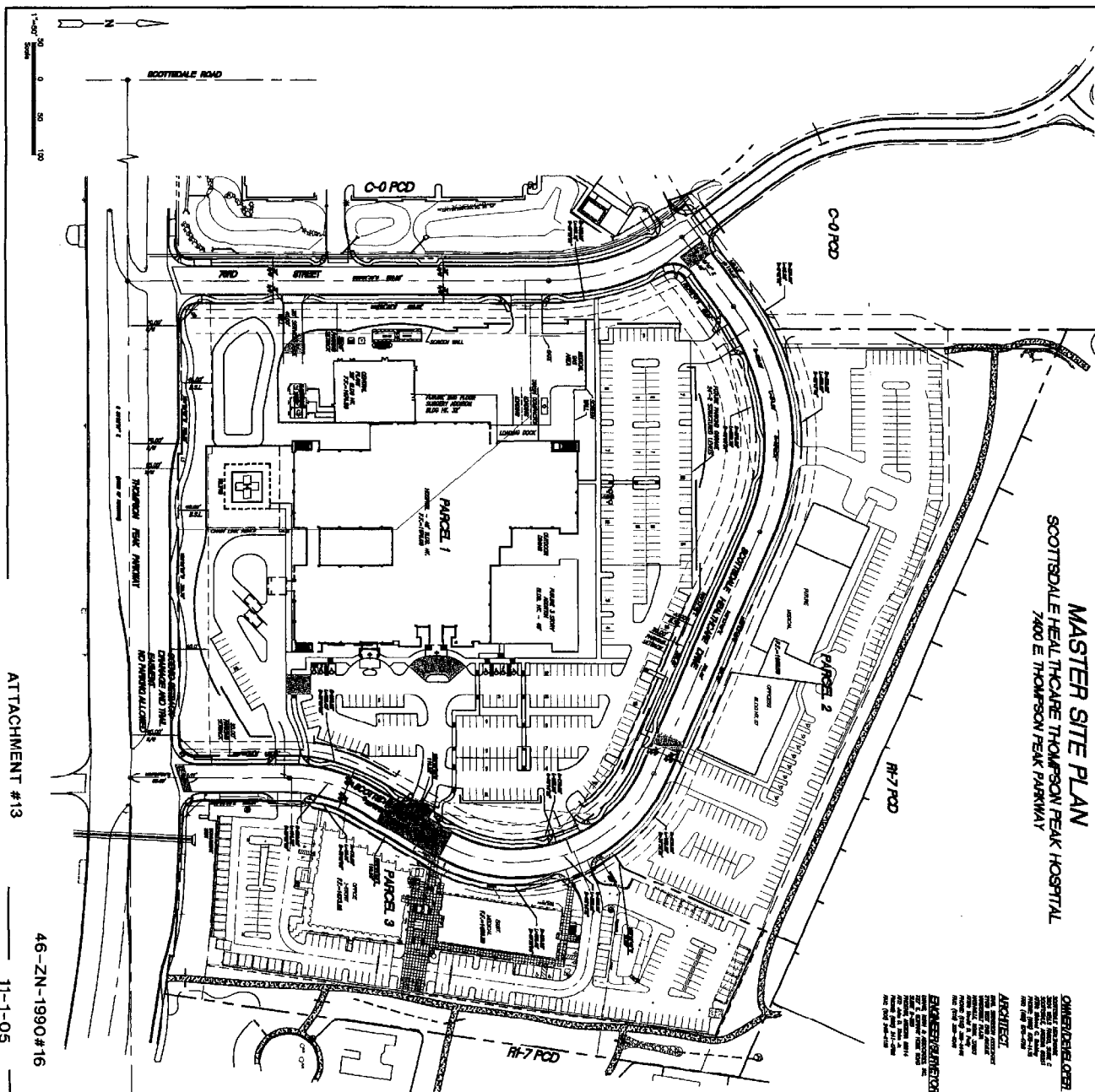
scottsdale, arizona
santa fe, new mexico

ATTACHMENT #4



21-UP-95

ATTACHMENT #12



OWNER/DESIGN/CONTRACTOR
SHERMAN, HARDY & SMITH, INC.
1000 W. 10TH AVE., SUITE 200
DENVER, CO 80202
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FAX: (303) 733-1134
TELETYPE: (303) 733-0103

ARCHITECT
THE SHERMAN GROUP ASSOCIATES
1000 W. 10TH AVE., SUITE 200
DENVER, CO 80202
PHONE: (303) 733-1133
FAX: (303) 733-1134
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ENGINEER/INTERIOR DESIGNER
SHERMAN, HARDY & SMITH, INC.
1000 W. 10TH AVE., SUITE 200
DENVER, CO 80202
PHONE: (303) 733-1133
FAX: (303) 733-1134
TELETYPE: (303) 733-0103

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Everett, Kuhn
at Associated, Inc.
727 E. Irving Home Rd.
Pawnee, WY 82414
602-541-0782 phone
602-546-1126 fax

**MASTER SITE PLAN
HOMPSON PEAK HOSPITAL
SCOTTSDALE HEALTHCARE
SCOTTSDALE, AZ**

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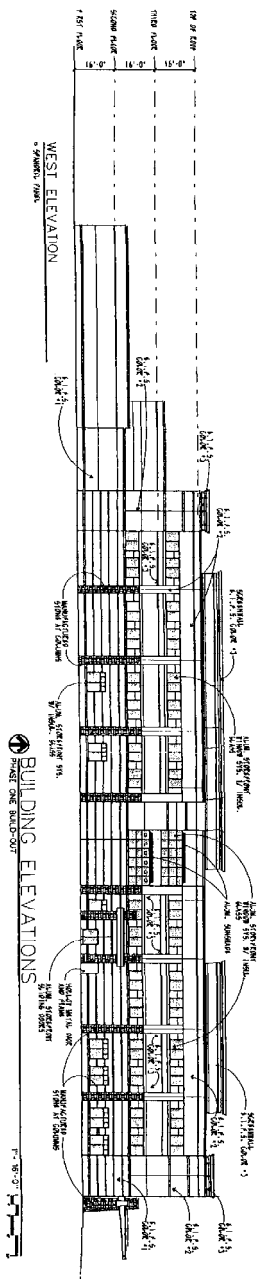
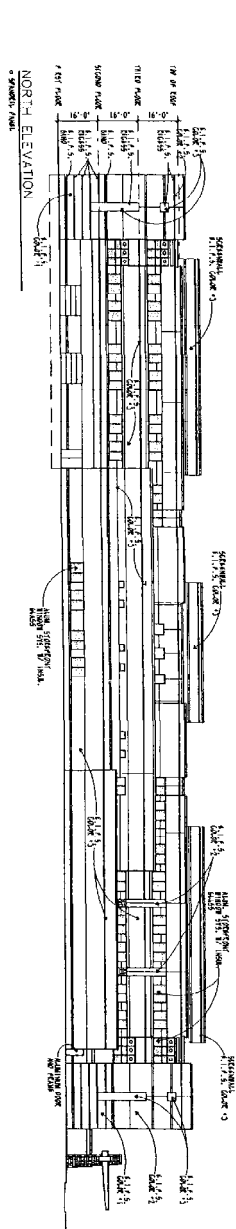
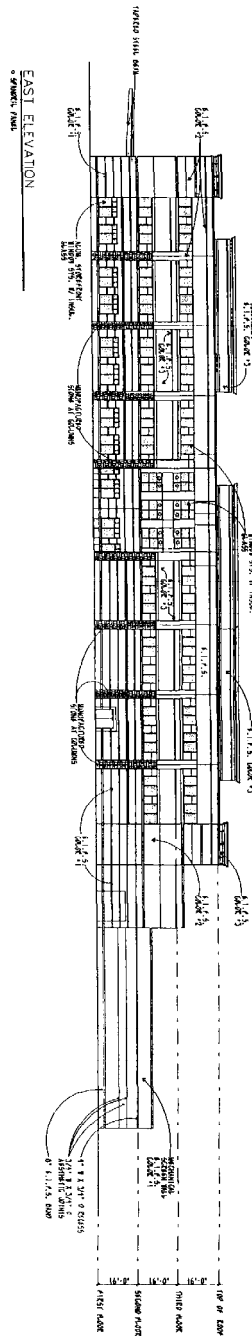
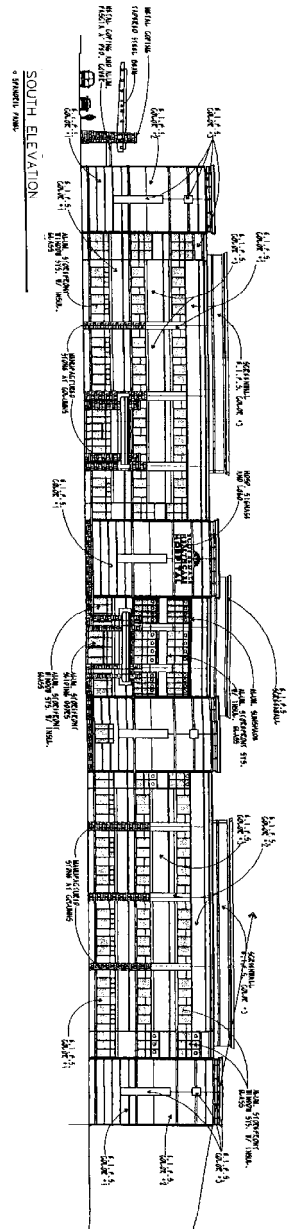
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MAKING STAMPS			
2-20-68			

DATE ORDERED	04/25/68
QUANTITY	200
ORDER BY	JAM
WORKED BY	JAM
PROJECT NO.	538
DATE	4/25/68

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MASTERS
STEELE
1971

7-10



EsA

Earl Swensson Associates
richard I. miller, architect
2100 West First Avenue, Vancouver, BC
V6J 1K5, Canada

SCOTTSDALE
HEALTHCARE
Thompson Peak

REZONING APPLICATION

Job Number
00072100

Date
8-12-05

Drawn By
TL

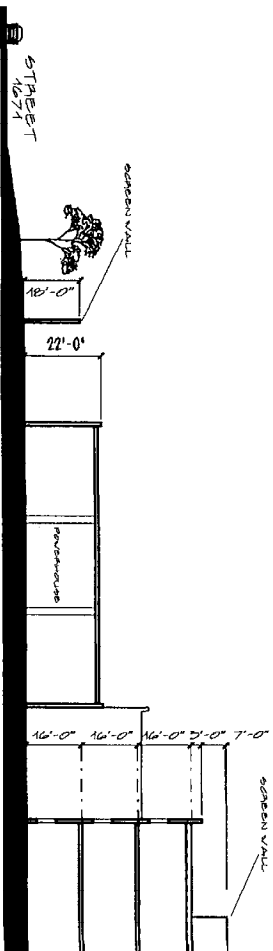
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TL

Revision

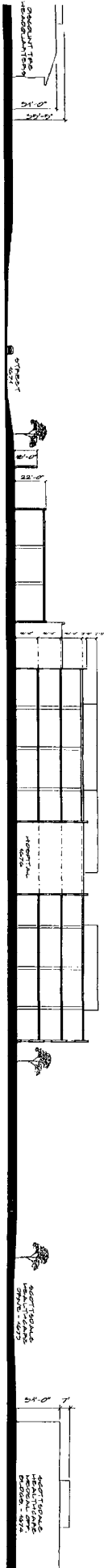
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SITE SECTIONS



ENLARGED SECTION LOOKING NORTH



SITE CROSS SECTION LOOKING NORTH



ENLARGED SECTION LOOKING WEST

